



# MASTER PLAN

## STATE FARMERS MARKET

June 21, 2019

**Inspired,  
Responsible design.**

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# SECTION 1

## EXECUTIVE SUMMARY

## STATE FARMERS MARKET MASTER PLAN

### EXECUTIVE SUMMARY

HH Architecture (along with Timmons Group) was commissioned to design an updated Master Plan for the State Farmers Market in Raleigh, NC. With plans underway for the conversion of the existing Dorothea Dix property into a significant urban park, the adjacent State Farmers Market has an opportunity to substantially increase its visibility in the community. With the ability to attract more visitors and vendors, the Market could potentially see a substantial increase in its annual revenue as a visible component of North Carolina's agricultural economy within Raleigh and the surrounding areas while simultaneously distinguishing itself as a nationally recognized destination.

### MASTER PLAN OBJECTIVES

1. Support of the Farmers
  - Provide greater access to the Market
  - Support retail and produce operations
  - Increase number of customers through coordination with adjacent developments
2. Creation of an Identity and Experience
  - Improve pedestrian focus
  - Create recognizable districts
  - Create distinctive entrances
  - Incorporate agricultural theme throughout campus
3. Connectivity to Surrounding Destinations
  - Dorothea Dix Park
  - Raleigh Greenway System
  - NC State University
  - Surrounding neighborhoods

## ANALYSIS OF EXISTING MARKET

The Design Team performed preliminary analyses of the existing Market which included the following:

- Stakeholder, Market Leadership, and NC Agriculture Department meetings
- Assessment of overall conditions, building systems, code compliance, and accessibility of all existing buildings on the property
- Survey requesting public input regarding strengths and ideas for improvement of the Market as a whole
- Existing land use and environmental constraint studies
- Consideration of future development and expansion

## CAMPUS RECOMMENDATIONS

In order to accomplish the State Farmers Market goals of increased and prolonged visitor attendance, as well as attractiveness of leasing options for vendors, the Design Team made recommendations for alterations to and replacement of specific buildings as well as the addition of new structures and outdoor spaces intended to form a cohesive and integrated Market experience with active and engaging spaces for all users:

1. The creation of "Districts" throughout the Market provides a stronger sense of place and orientation as buildings and outdoor spaces are grouped according to primary functions
  - **Market District** – includes the Produce Building, Market Shops, and a new Event Center
  - **Docks District** – Retail with spaces at either end for engaging evening activities
  - **Park Edge District** – area at the north end of the site and the western edge of the Meadow at Dix Park. Intended for future mixed-use development including retail, housing, and office space
  - **Barn District** – the relocated dairy barn and adjunct facility as an Agriculture Museum and Event Center
2. A network of paths
  - create connections to adjacent attractions
  - improve and enhance both pedestrian and vehicular circulation throughout the campus
3. Incorporation of Agricultural Theme throughout campus
  - weaving of abstracted agricultural imagery throughout buildings and exterior spaces, railings, gateways, signage, fencing, etc.
  - maintain a continuous visual connection to the primary purpose of the State Farmers Market

## **LANDSCAPE ARCHITECTURAL RECOMMENDATIONS**

1. Increase parking counts throughout the campus
  - Relocate large parking areas to the periphery of the Market
  - Add a new entrance/exit to main parking area off Lake Wheeler Rd.
  - Provide temporary drop-off/loading zones adjacent the Produce Building
  - Provide parking at back side of new Market Shops and on the north side of converted Wholesale buildings
  - Provide bus parking and bus routes to designated areas within the campus
2. Create a series of pedestrian axes which connect entrances with points of interest within the Market
  - Create both programmed and unprogrammed green space within the main Market axes and weave throughout the entire campus to create multiple active and engaging public spaces.
3. Create a new overall landscape plan
  - Increase the variety and number of plantings on the campus
  - Provide natural screens to define walking paths and minimize the visual impact of existing building equipment
  - Create retention ponds for stormwater management
4. Realign Agriculture Street to extend north through future Park Edge development and connect with existing city streets
5. Create seamless coordination of walking paths and points of access between the State Farmers Market and the new Dix Park with connections to NC State's Centennial Campus and the Raleigh Greenway System

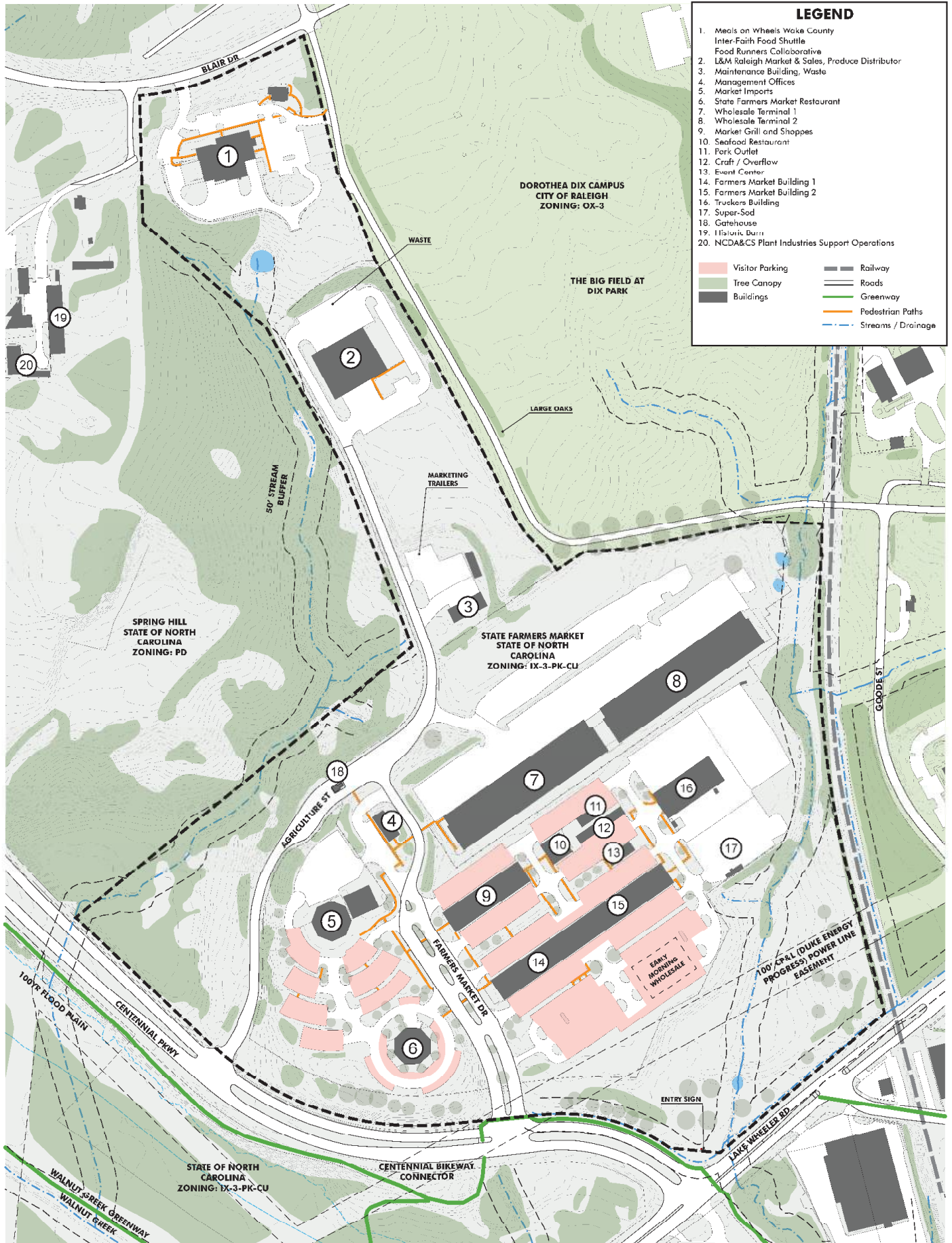
## **ARCHITECTURAL RECOMMENDATIONS**

1. Increase visibility and profile of the Market:
  - Create entrance portals at key areas throughout the campus
    - Main entrance at produce building;
    - North gateway between converted wholesale buildings;
    - New event center connecting east-west pedestrian axis with paths to Dix Park
  - Provide activities/attractions for evening and nighttime visitors:
    - Taverns/restaurants at either end of converted wholesale buildings
    - Parties and lively events at new Event Center
    - Events and fine dining at relocated barn area
    - Amenities for residents within future Park Edge development

2. Create revised architectural language for Market Shops and additions to newly converted retail buildings:
  - Includes the creation of contiguous and inviting shops through consistent character and contextual use of building materials and forms
  - Two new architectural elements as significant public spaces at either end of newly converted retail buildings
  - New event center containing public restrooms, full kitchen, and 2-sided outdoor fireplace with deck
3. Relocate existing dairy barn from Plant Industries to State Farmers Market campus:
  - Renovate and bring into code compliance as potential Agriculture Museum and/or Event Space with ancillary building and outside terrace
  - Capture views from and toward both Dix Park and State Farmers Market
4. Create design guidelines for future Park Edge development to the north:
  - Establish a street edge with mixed-use buildings which capitalizes on the value of the property with its views across Dix Park and toward downtown Raleigh
  - Collaborate with the City of Raleigh to resolve rezoning issues at the Park Edge development area
  - Provide a mix of residential options in the form of townhouses, apartments, and condominiums in addition to office and retail spaces
  - Set guidelines for building character and materials as well as overall building heights and spacing:
    - Stately prominence
    - Permanent, durable materials (brick, stone, metal, glass)
    - Appropriate proportions in massing, transparency, and opacity

## **PHASING OF MASTER PLAN IMPLEMENTATION**

1. Factors in sequencing:
  - Establishment of Public/Private Partnership of future Park Edge development
  - Relocation of barn to State Farmers Market
  - Existing building leases
  - Relationship to new Dix Park plan with regard to entrances and connections





**LEGEND**

1. New Entrance Drive
2. Maintenance, Super-Sod
3. Modified Parking
4. Farmers Market Building Improvements
5. Pedestrian Space Improvements
6. New Open Air Event Building, Restrooms
7. Additional Parking
8. Greenway Connections
9. Farmers Market Drive Improvements
10. Mixed Use Development
11. Parking Deck
12. New Road (Extend Agriculture St to connect to Blair Dr)
13. Relocated Historic Barn (Iconic link, Event Center)
14. Existing Wholesale/Retail
15. Modifications to Market Shoppes
16. Additional Parking
17. Entry Feature
18. Stream Restoration



**MASTER PLAN - FULL BUILD-OUT**

# SECTION 2

OPINION OF PROBABLE COST



## OPINION OF COST

The Design Team has organized the estimation of construction cost into specific areas of work and assigned ranges for each:

- **Relocation of Existing Buildings/Businesses**  
Relocation of Maintenance Building and Super Sod.  
Expected cost range: \$1.5M - \$3M
- **Renovation of Produce Building**  
Includes new entrance portal and covered walk to Market Shops. Site improvements include the rearrangement and expansion of parking and the addition of a new access drive to the Market from Lake Wheeler Road.  
Expected cost range: \$1.8M - \$2M
- **Dairy Barn Relocation**  
Includes moving barn from Plant Industries to proposed location at State Farmers Market/Dix Park, renovation to code-compliant building as Museum and Event Space, and addition of ancillary building with outdoor space. Costs include a portion of Agriculture Street extension.  
Expected cost range: \$7.2M - \$9.2M
- **Market Shops**  
Includes the creation of contiguous and inviting shops through consistent character and contextual use of building materials and forms. Central open space and Event pavilion, bus access and parking. Includes demolition of existing parking and Trucker's Shed.  
Expected cost range: \$7M - \$8M
- **Wholesale to Retail Conversion/Adaptive Reuse**  
Elimination of a portion of both existing wholesale buildings and conversion to one and two-story retail bays; creation of new North Gateway between buildings; addition of major eating/drinking establishments on either end. Site costs include parking and open space improvements.  
Expected cost range: \$45M - \$60M

- Trail System Improvements**  
 Includes new trail system, stream restoration and identity improvements to the corner of Lake Wheeler Road and Centennial Parkway.  
 Expected cost range: \$2.5M - \$3M
- Farmers Market Drive Improvements**  
 Reduction in the width of Farmers Market Drive, pedestrian infrastructure improvements to the Market Imports parking lot, landscape and signage improvements.  
 Expected cost range: \$1.5M - \$2M

|             | LOW     | HIGH    |
|-------------|---------|---------|
| • SUBTOTALS | \$66.5M | \$87.2M |

- Park Edge Development**  
 Includes 450,000 sf new mixed-use development, parking and the full extension of Agriculture Street northward through future Park Edge development. Costs would also include the demolition of Interfaith Food Shuttle and L&M Produce Buildings.  
  
*Implementation of this phase will likely be a private/public partnership.*  
  
 Expected cost range: \$120M - \$135M

# SECTION 3

PRESENTATION

HH ARCHITECTURE



# STATE FARMERS MARKET

MASTER PLAN



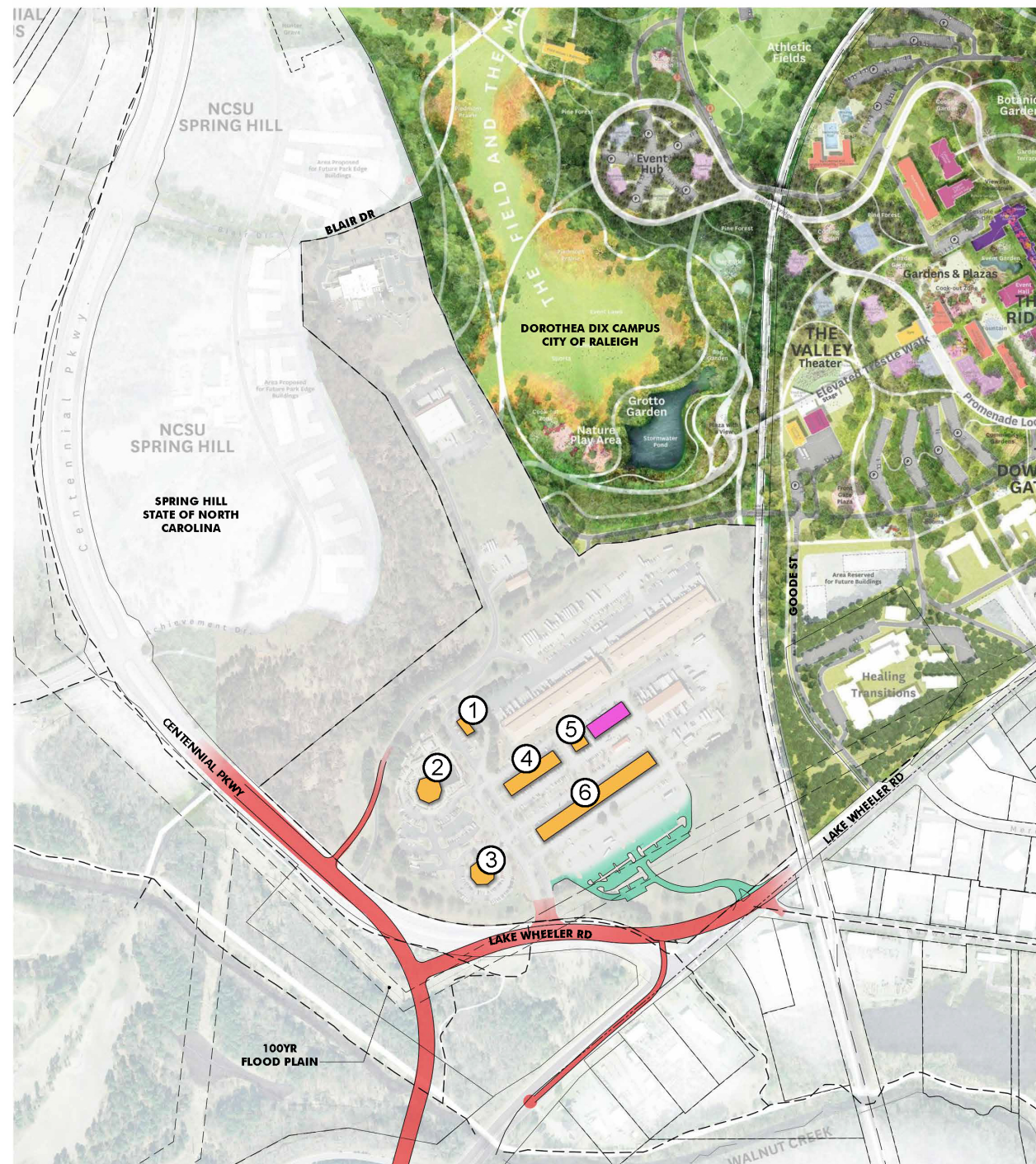
# EXISTING FARMERS MARKET







# SITE & CONTEXT



## LEGEND

1. Management Offices
2. Market Imports
3. State Farmers Market Restaurant
4. Market Grill and Shoppes
5. Seafood Restaurant
6. Farmers Market

- Future Pork Restaurant
- Stantec Parking Expansion Plan (113 Additional Parking Spaces)
- NCDOT Preliminary Realignment of Centennial Blvd

## NOTES

- Dorothea Dix Park Masterplan, Provided by City of Raleigh & MVVA

# MASTER PLAN OBJECTIVES

HH ARCHITECTURE



# MASTER PLAN OBJECTIVES

- Support the Farmers
  - Provide Greater Access to Market
  - Support Retail and Produce Operations
  - Increased Customers through Adjacent Development
- Create an Identity and Experience
  - Improve Pedestrian Focus
  - Creating Recognizable Districts
  - Creation of Distinctive Entrances
  - Incorporate Agricultural Theme Throughout Campus
- Connectivity to Surrounding Opportunities
  - Dorothea Dix Park
  - Raleigh Greenway System
  - NC State University
  - Connecting Streets to Surrounding Neighborhoods





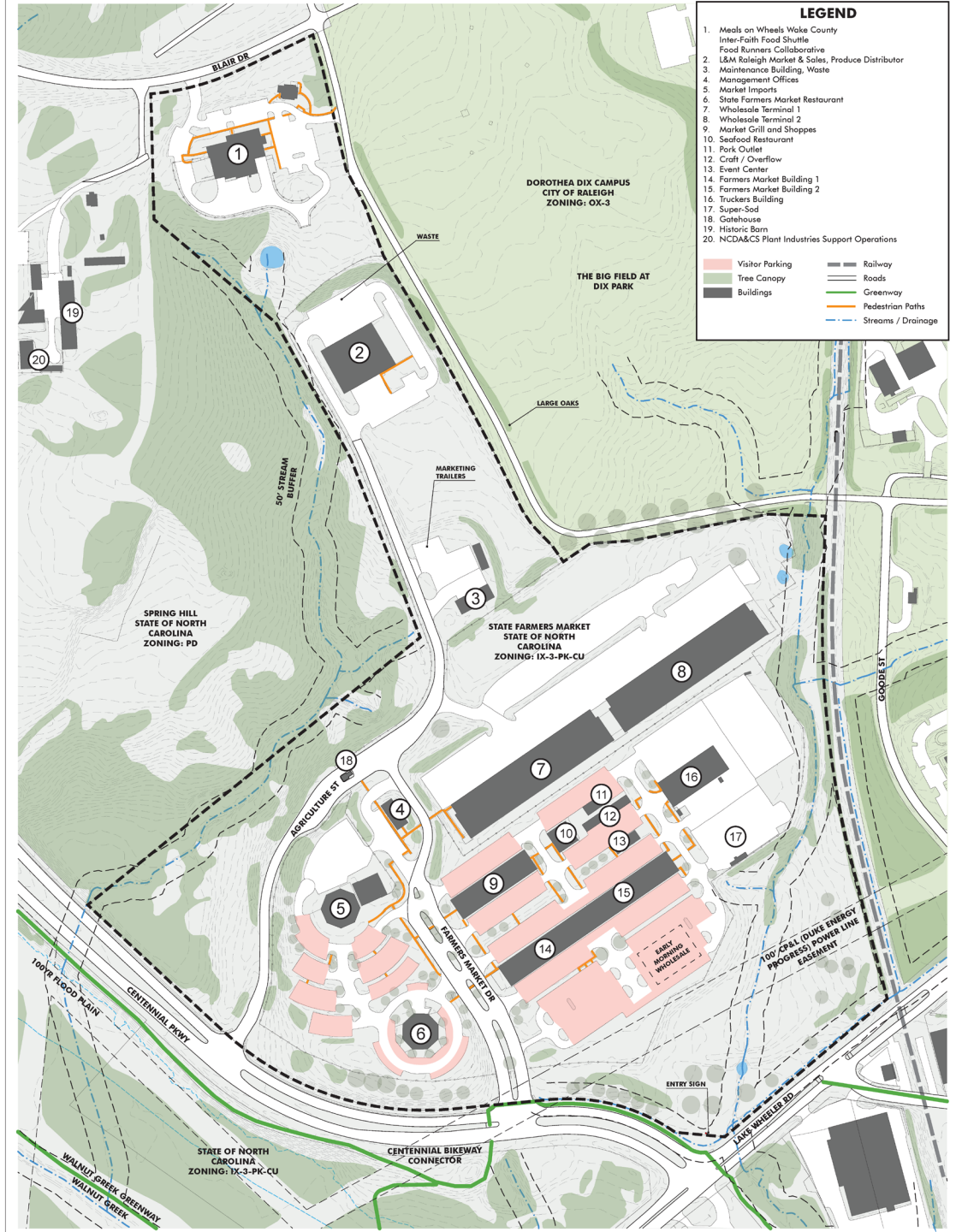
**AERIAL VIEW TO DOWNTOWN  
AND DIX PARK**





# EXISTING CONDITIONS

## SITE INVENTORY

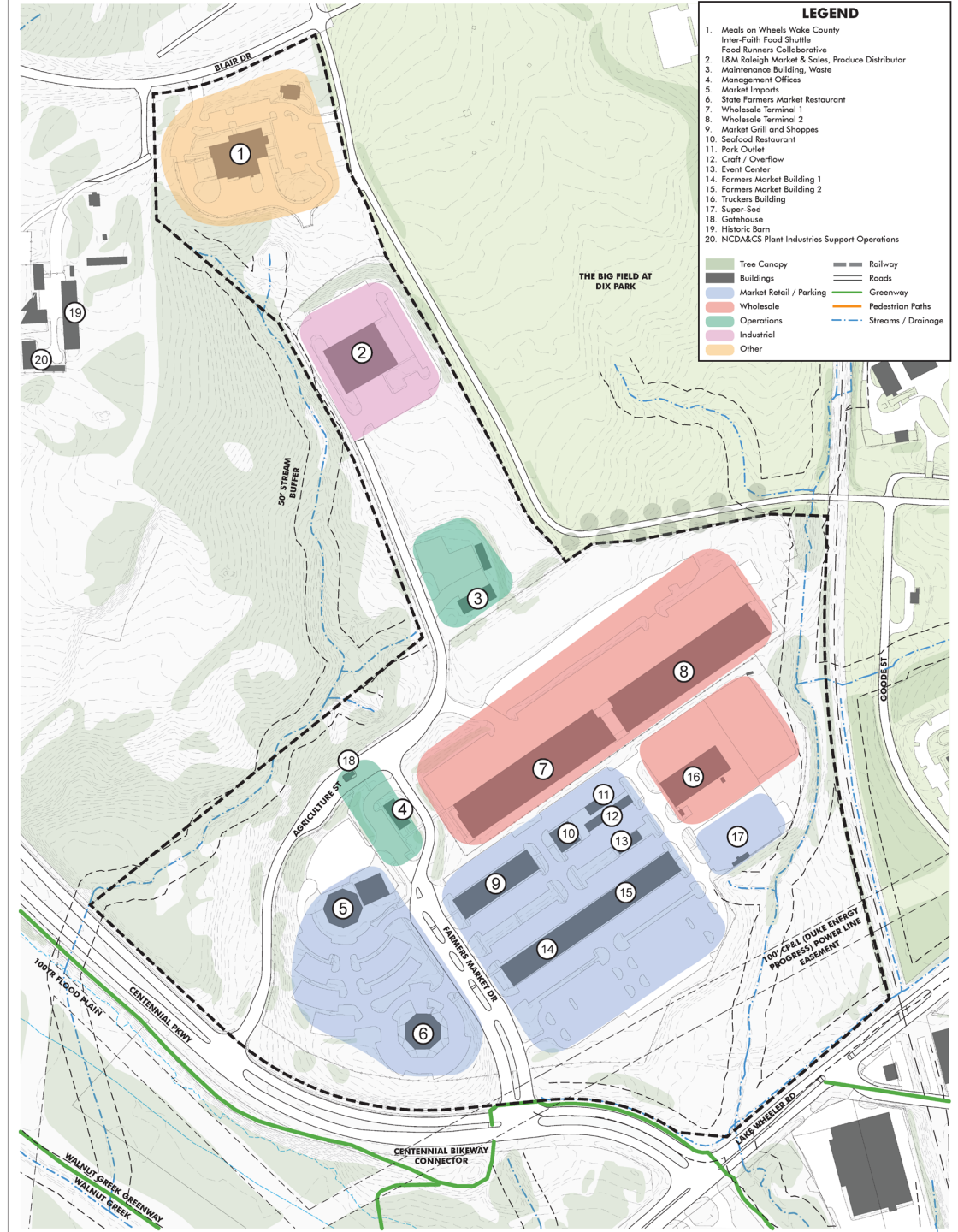






# LAND USE PLAN

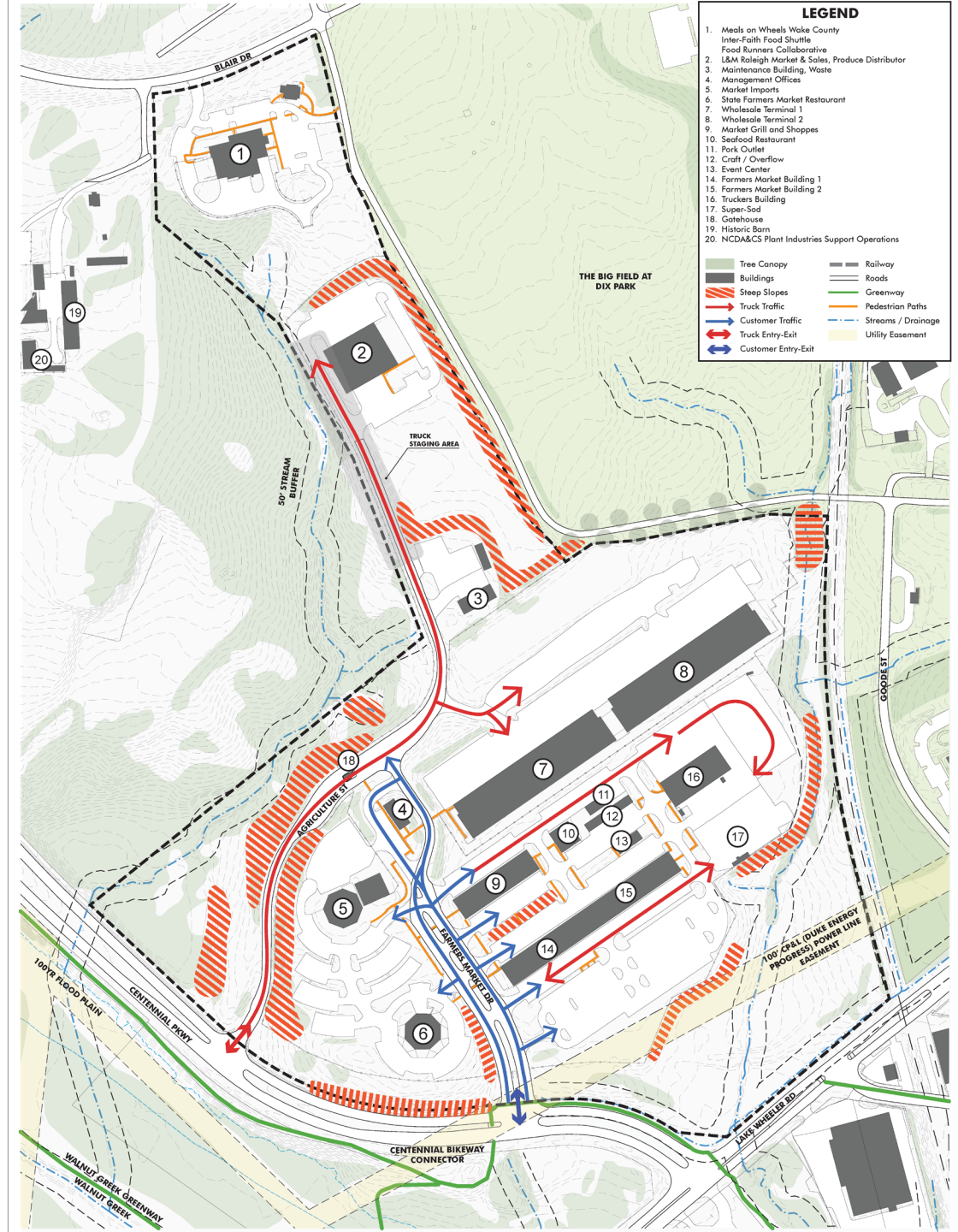
SITE INVENTORY





# FEATURES & CONSTRAINTS

## SITE INVENTORY

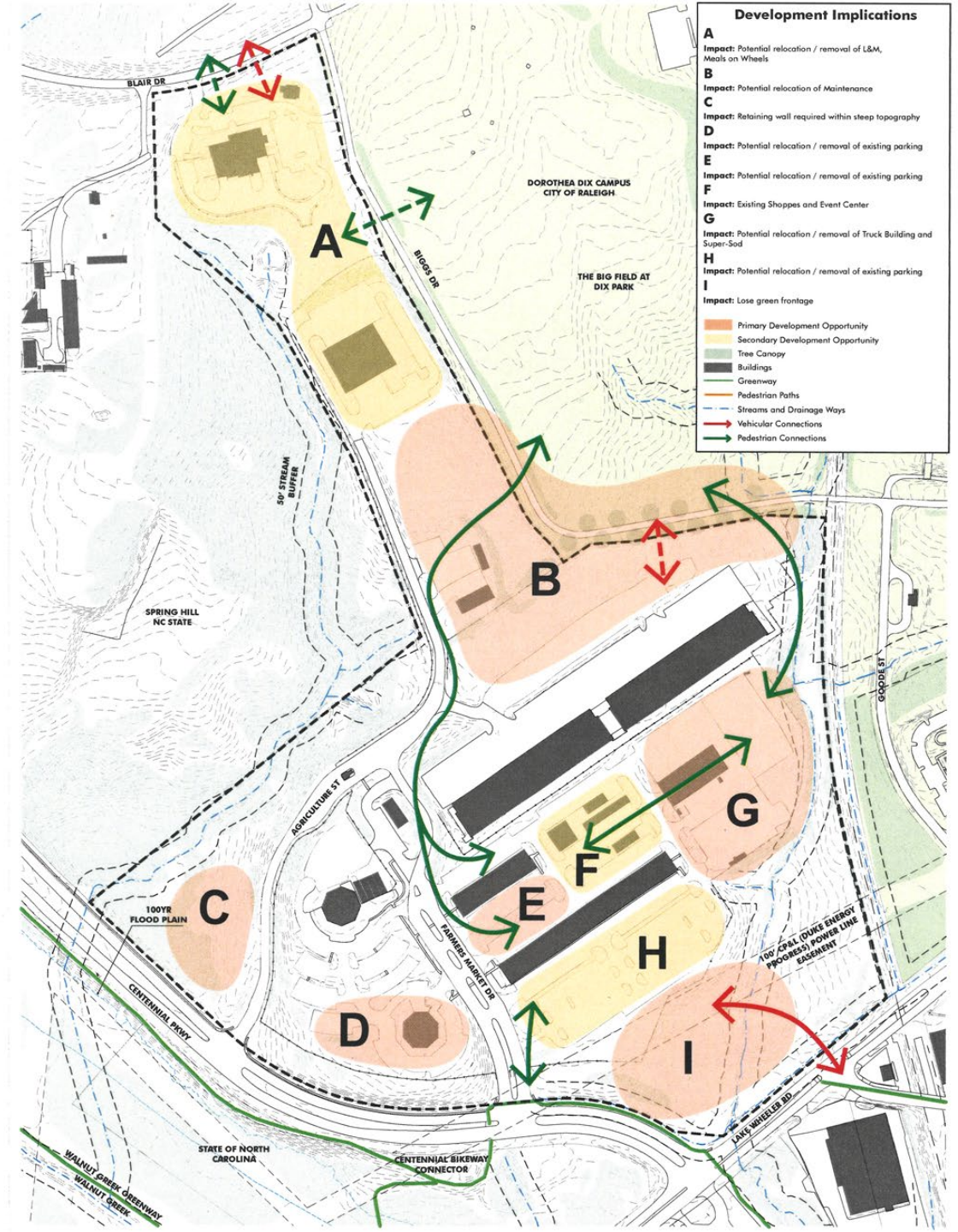




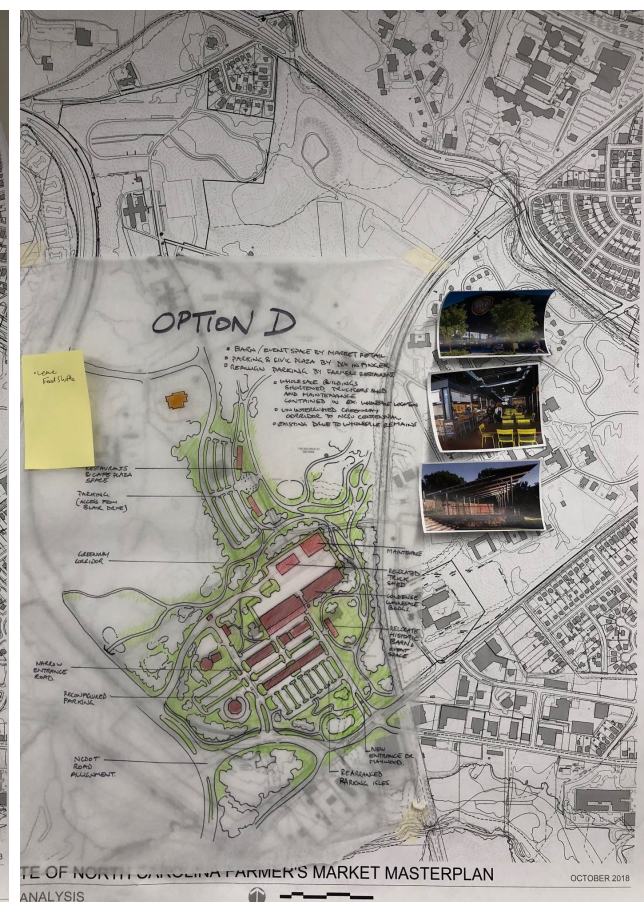
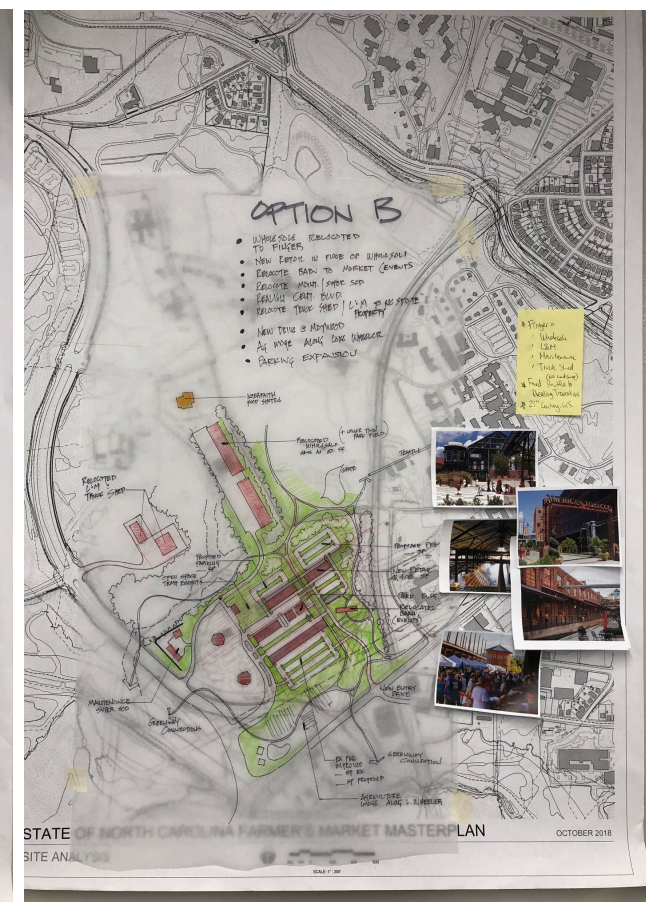


# DEVELOPMENT OPPORTUNITIES

LAND USE AND CIRCULATION OPPORTUNITIES





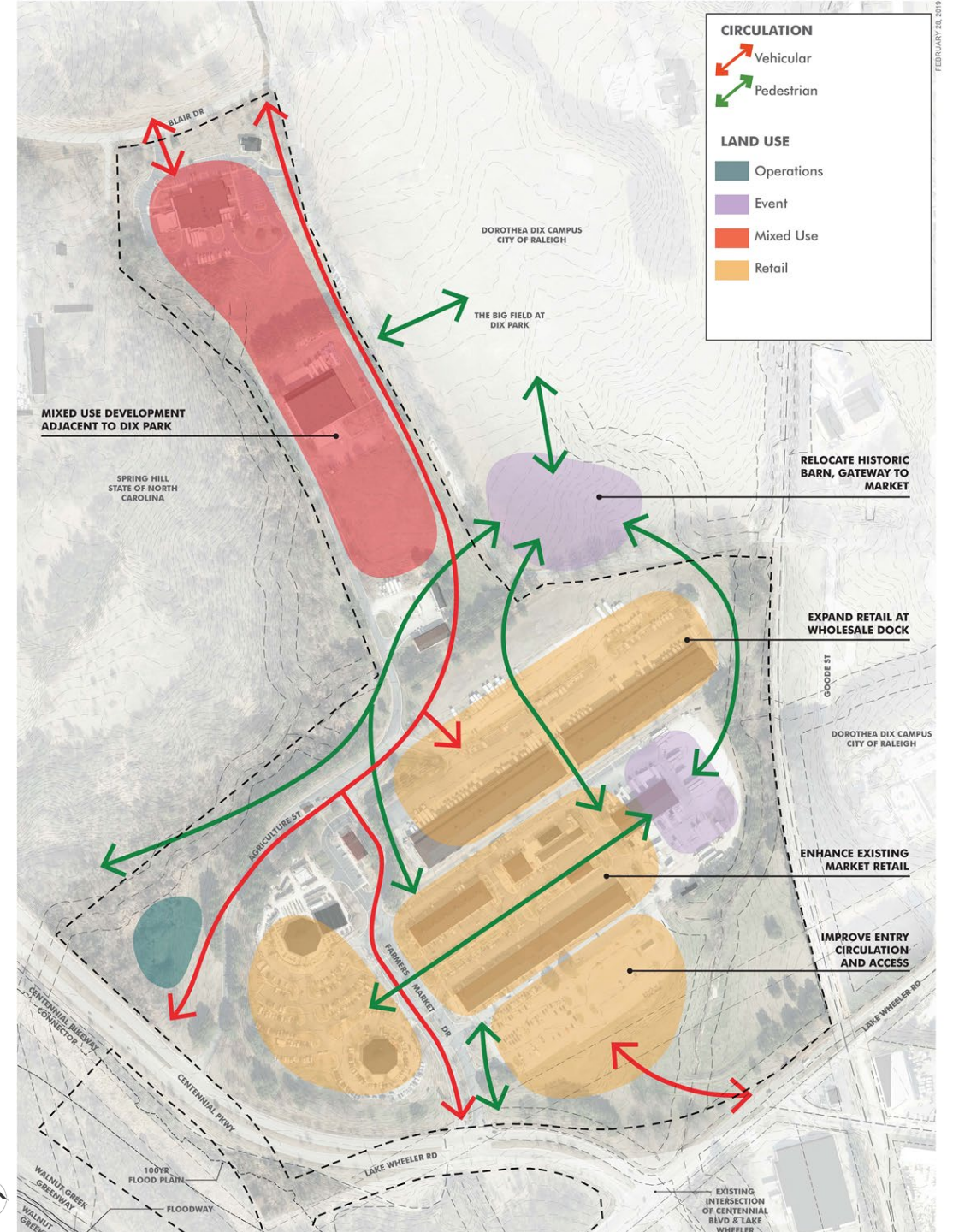






# LAND USE PLAN

LAND USE AND CIRCULATION OPPORTUNITIES







# MASTER PLAN

FULL BUILD-OUT



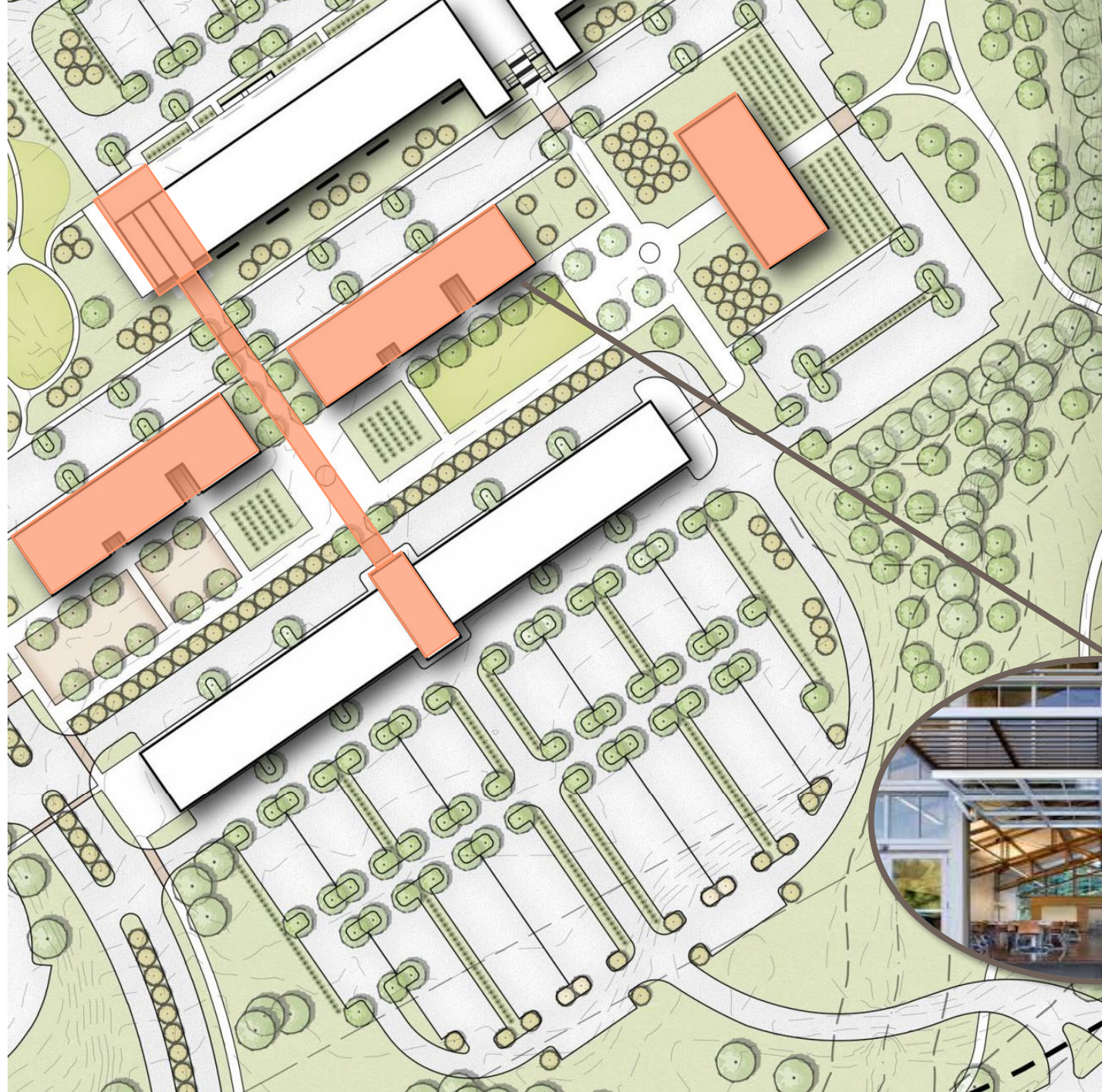


# DISTRICT PLANS

HH ARCHITECTURE

# MARKET DISTRICT

- ENHANCED PRODUCE BUILDING
- ENHANCED MARKET SHOPS
- NEW EVENT SPACE
- EXPANDED PARKING (725 TOTAL SPACES)





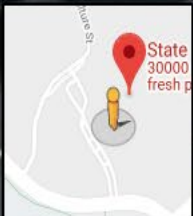
Raleigh, North Carolina



Google



Street View - Jun 2018



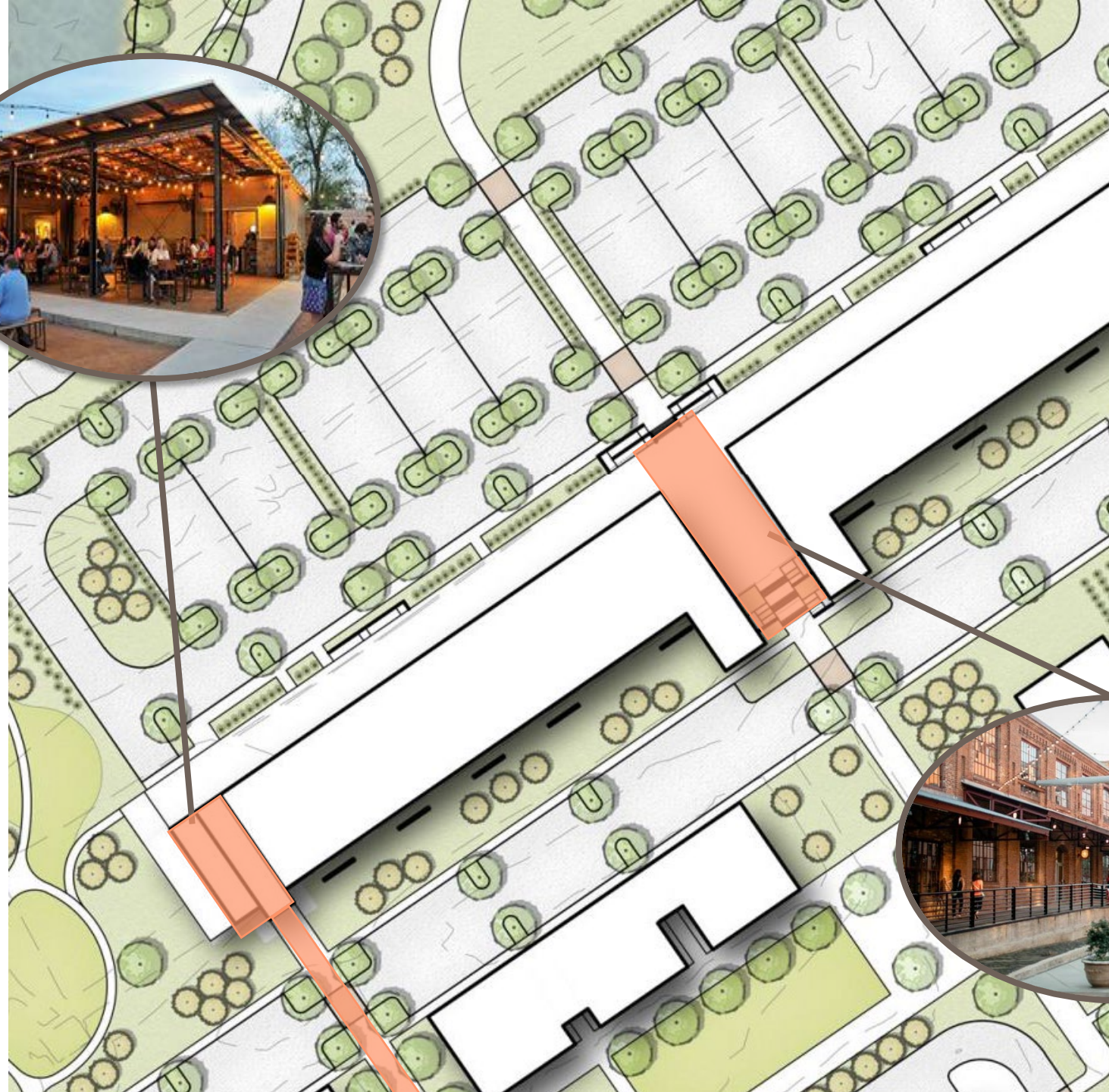
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# THE DOCK

- WHOLESALE/RETAIL SHOPS
- DEDICATED PARKING (306 SPACES)
- NEW NORTH GATEWAY



Raleigh, North Carolina



Google



Street View - Jun 2018



NC Seafood Restaurant  
at the Farmers Market  
Casual, fish-house



State Farm  
Market Restaurant  
Down-home

Google









1201 Farmers Market Dr  
Raleigh, North Carolina



Street View - Jun 2018

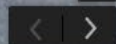


Bigg's

NC Seafood Restaurant  
at the Farmers Market  
Casual, fish-focused...

State Farmers  
Market Restau  
Down-home Sout

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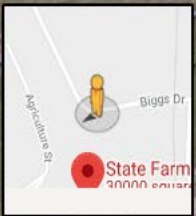


# ICONIC BARN

- HISTORIC DIX DAIRY BARN RELOCATION & ADAPTIVE REUSE
- AGRICULTURAL MUSEUM AND EVENT CENTER
- SIGNATURE BUILDING FOR BOTH PARK AND MARKET







Google



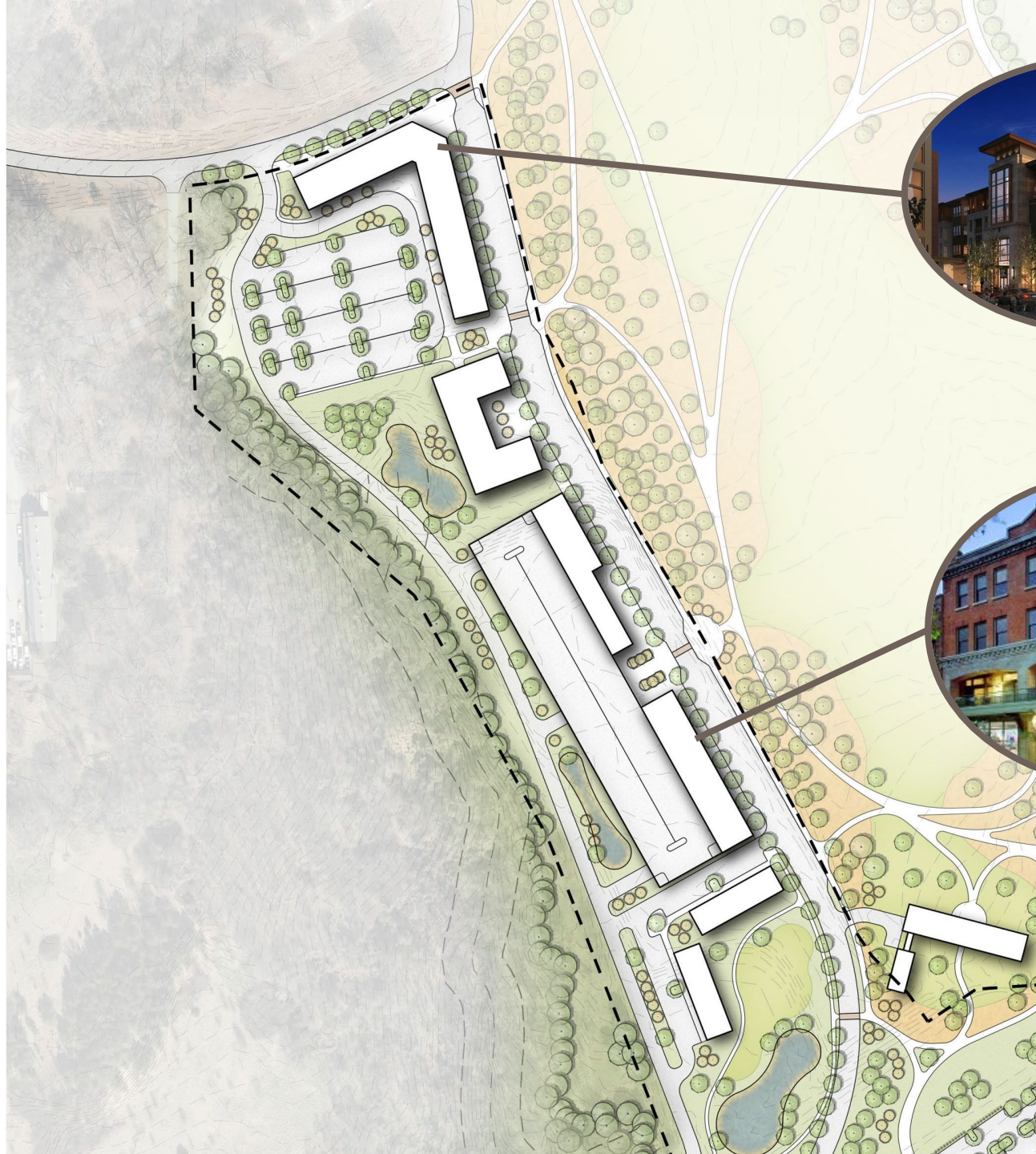






# PARK EDGE

- MIXED USE DEVELOPMENT
  - 450,000 SF
- VIEWS DOWNTOWN & PARK
  - 5+ FLOORS
- ARCHITECTURAL PERMANENCE
- PARALLEL STREET PARKING
  - 126 SPACES
- SURFACE PARKING
  - 120 SPACES
- DECK PARKING
  - 500+ SPACES





←

Biggs Dr

Raleigh, North Carolina

 Google

 Street View - Aug 2011





Google









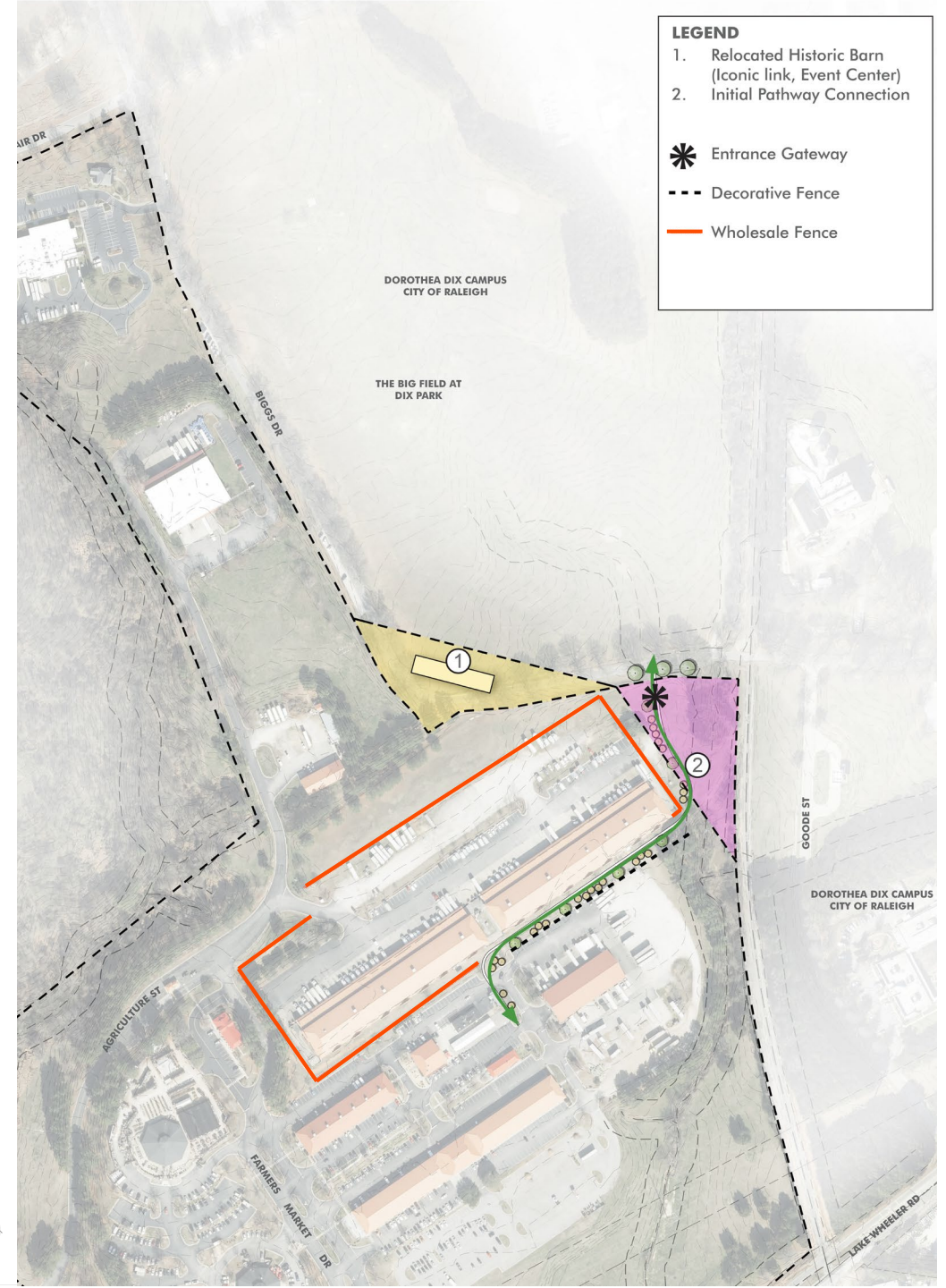
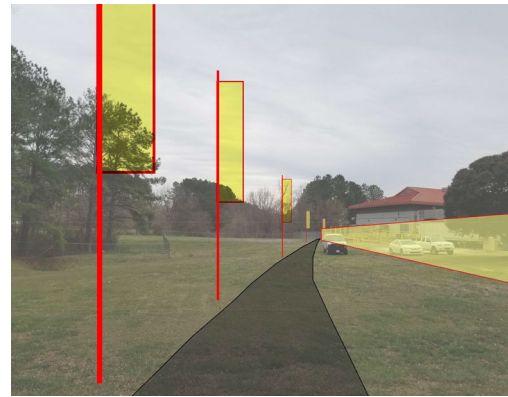
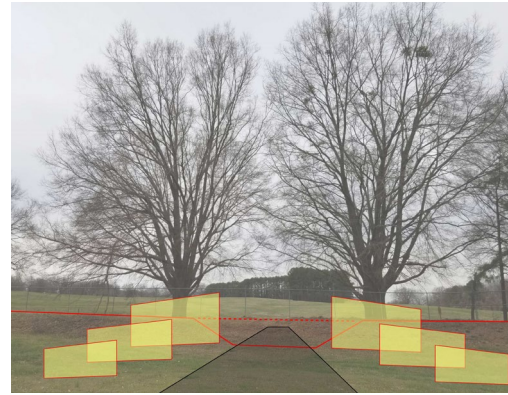
# PHASING PLANS

HH ARCHITECTURE



# PHASE 1

- ESTABLISH PEDESTRIAN LINKAGE BETWEEN MARKET AND DIX PARK
- LAND SWAP FOR FUTURE BARN LOCATION
- RECONCILIATION WITH MVVA DIX MASTER PLAN

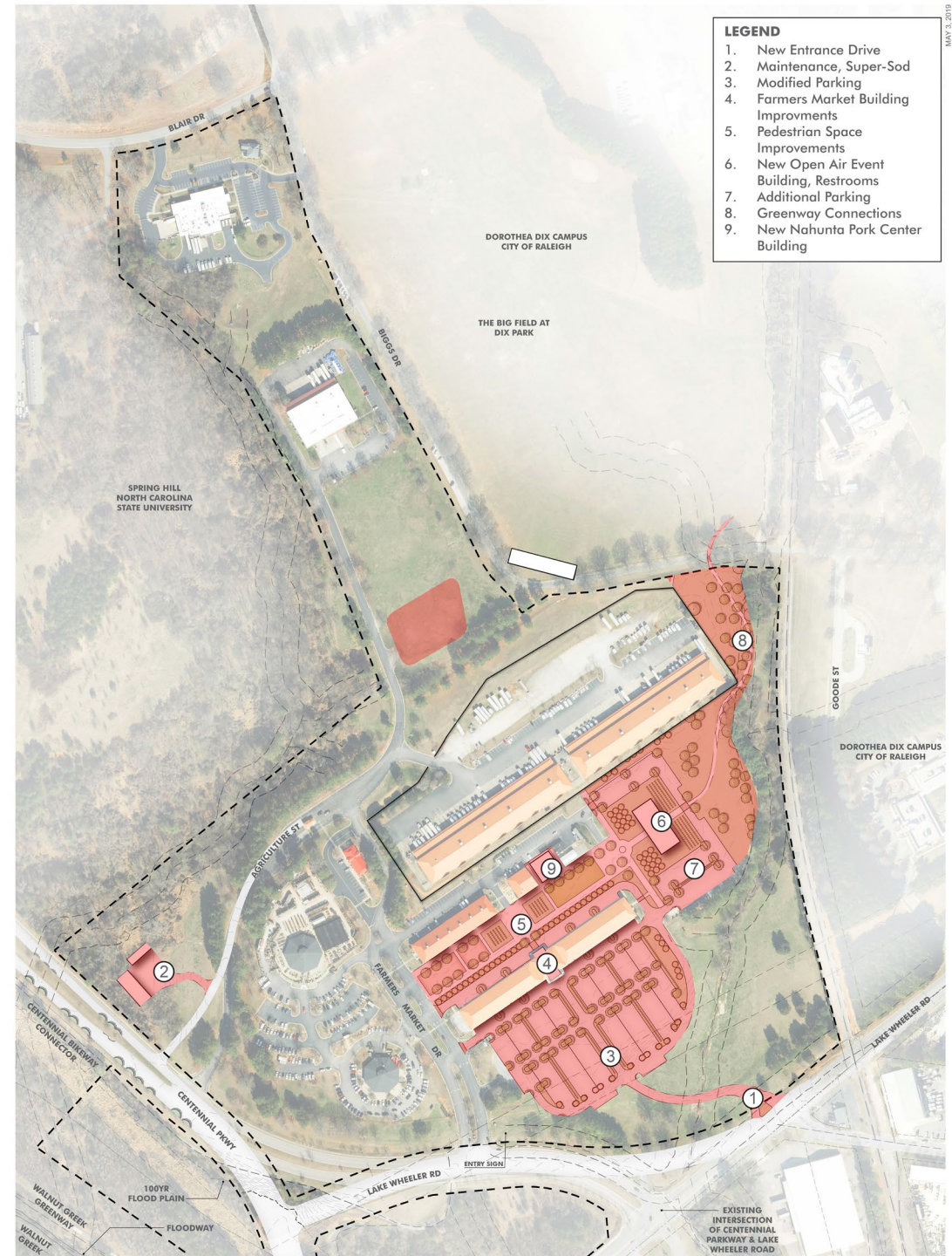






# PHASE 2

- MARKET BUILDING IMPROVEMENTS
- OPEN SPACE IMPROVEMENTS
- NEW OPEN AIR EVENT CENTER  
- 10,000 SF
- NEW MARKET ENTRANCE DRIVE  
- CONNECT TO LAKE WHEELER RD
- NEW & EXPANDED PARKING  
- 725 TOTAL SPACES

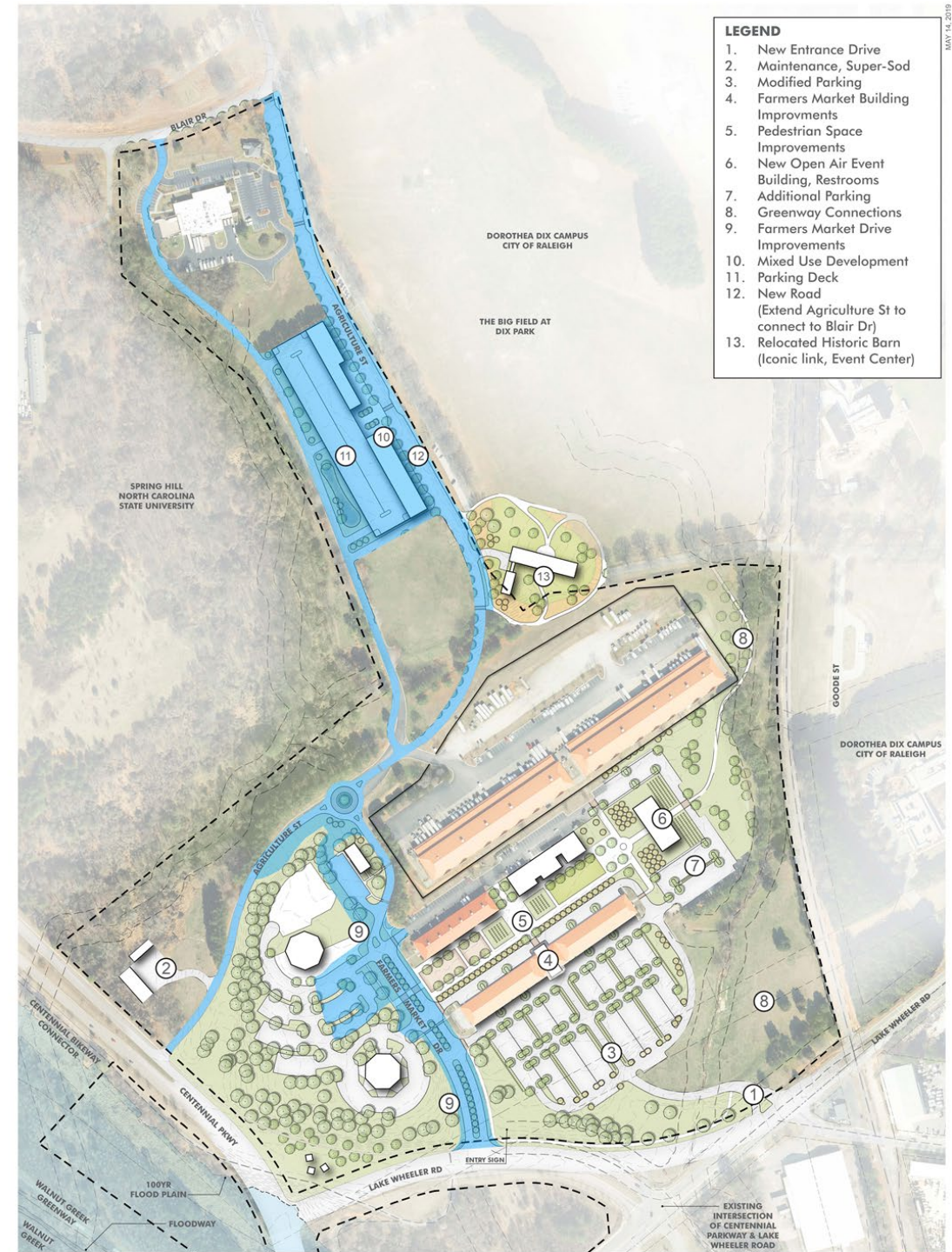






# PHASE 3

- INITIAL DEVELOPMENT OF PARK EDGE:
  - 180,000 SF MIXED USE
  - DECK & STREET PARKING
- EXTENSION OF AGRICULTURE STREET
- IMPROVEMENTS TO FARMERS MARKET DRIVE



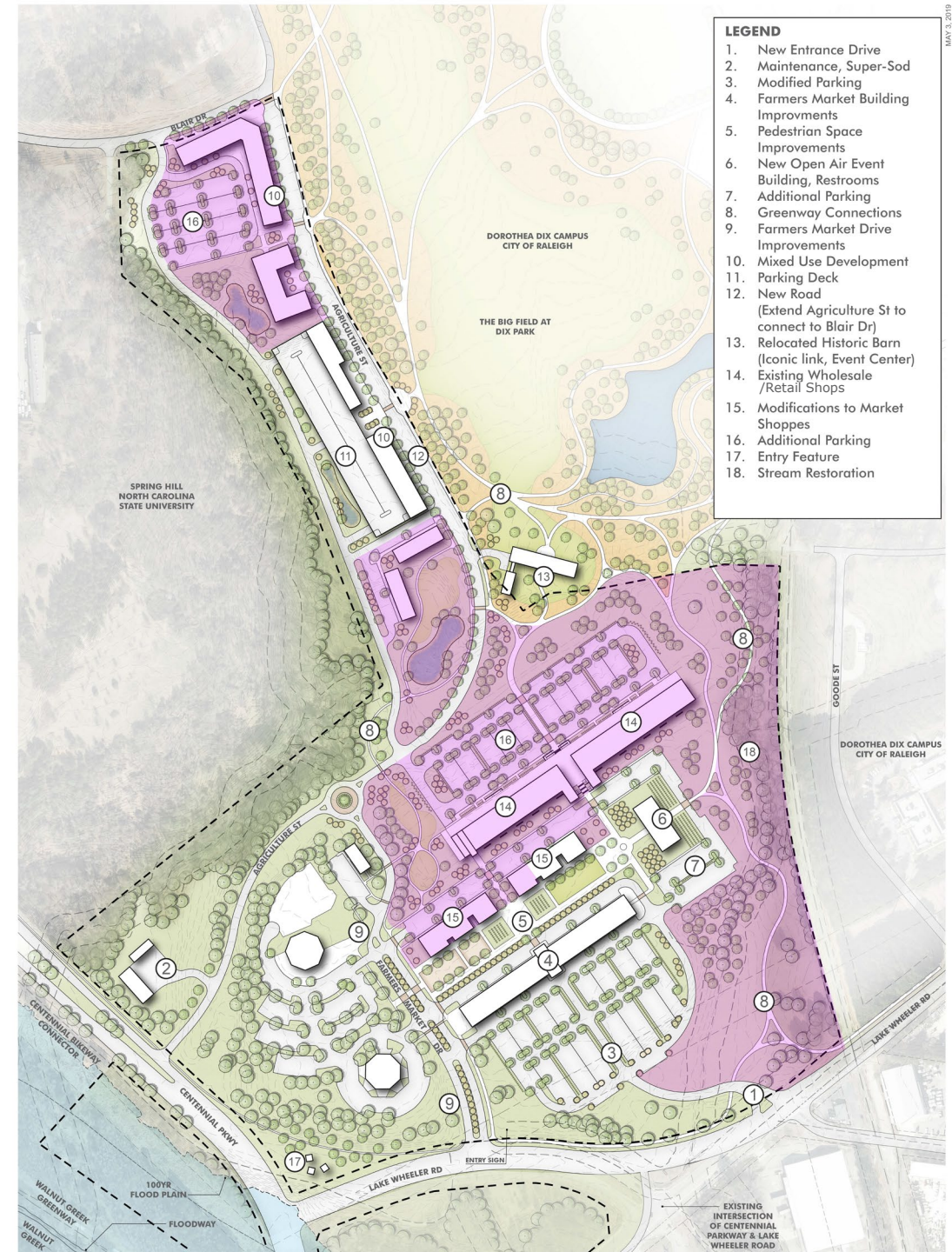
- LEGEND**
1. New Entrance Drive
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  10. Mixed Use Development
  11. Parking Deck
  12. New Road (Extend Agriculture St to connect to Blair Dr)
  13. Relocated Historic Barn (Iconic link, Event Center)





# PHASE 4

- FURTHER DEVELOPMENT OF PARK EDGE:
  - 285,000 SF MIXED USE
  - SURFACE PARKING
- CONVERSION OF WHOLESALE TO RETAIL
- MARKET SHOPS ENHANCEMENTS
- CONNECTIONS TO CAPITAL AREA GREENWAY SYSTEM
- PARKING AT WHOLESALE
  - 260 NEW SPACES



# AERIAL FOOTAGE

HH ARCHITECTURE

























## MASTER PLAN STRENGTHS

- Premier Market of the Future
- Strengthening Connectivity
- Activating the Park Edge
- Distribution of Multimodal Traffic
- Pedestrian Centered Experience







# MASTER PLAN STATISTICS



## Building Areas

- Market District Improvements
  - New Construction: 53,000 SF
  - Renovations: 36,000 SF
- Dock District Improvements
  - New Construction: 30,000 SF
  - Renovations: 70,000 SF
- Historic Barn Adaptive Reuse
  - New Construction: 3,400 SF
  - Renovations: 8,500 SF
- Park Edge Development
  - New Construction: 450,000 SF

## Parking Counts

- Market District Improvements
  - 725 Surface Parking
- Dock District Improvements
  - 306 Surface Parking
- Park Edge Development
  - 120 Surface Parking
  - 500 Deck Parking
  - 126 Street Parking



# DOROTHEA DIX PARK MASTER PLAN





# SECTION 4

RENDERINGS























# SECTION 5

## ASSESSMENTS



## PROJECT SUMMARY

During September 2018, HH Architecture conducted a limited physical condition review and site assessment of the North Carolina State Farmers Market (SFM) buildings and campus as a first step in a larger master planning process. The purpose of this Facility Condition Assessment (FCA) report is to provide the NCDA&CS and SFM leadership with an overarching evaluation the SFM campus and constituent buildings in order to inform decision-making during master planning. This is a high-level assessment, directed to assess the safety, function, condition, and aesthetic knowns of the campus buildings and their programmatic relationships.

This FCA process is comprised of two (2) primary tasks:

1. Perform an architectural condition assessment of components and systems for each facility to determine deficiencies, estimated remaining useful life, limitations on the property, and reinvestment strategy.
2. Perform an architectural review of the campus program to inventory and inform a master planning process.

The FCA team assessed exterior envelope, architectural interiors and life safety during this review. No destructive testing was performed, and no examination of MEP systems is contained in the scope of this report.

### **Campus Overview**

The State Farmers Market sits on an 86-acre site located at the corner of Lake Wheeler Road and Centennial Parkway, adjacent both Dorothea Dix Park and the Spring Hill portion of NC State's Centennial Campus. Its eighteen-structure campus houses a wide array of programmatic functions ranging from administrative and facilities support to wholesale food storage and distribution to a large-scale consumer retail farmers market. The structures included in this assessment total approximately 230,000 square feet and are listed on diagram 1.1.

The majority of the campus buildings were designed and constructed to use similar building systems and materials, circa 1988, creating the market's cohesive aesthetic character. Most buildings are steel-framed structures, with exteriors consisting of split-faced block, standing-seam roofing, and storefront glazing systems (if enclosed). Two notable exceptions are the Farmers Market Restaurant and Market Import buildings which both employ heavy timber and wood construction, conventional shingle roofing systems, and wood siding. Most SFM buildings and systems are approximately 25-30 years old tend and to be in fair to good condition.

The campus has approximately 660 parking spaces dedicated to the retail market area, approximately 219 serving the Market Restaurant/Market Imports functions, and another 15 serving the administration offices. The paved and unpaved parking around the trucker's shed can likely accommodate approximately 125-150 additional cars. The wholesale buildings have raised loading docks, with an expansive paved parking/loading area as well as an additional gravel lot, both located on the dock/north side of the building. *See diagram 1.1.*

The undeveloped areas of the campus consist mainly of mature trees, manicured lawns, and small planting areas. The vast majority of the SFM campus is enclosed within a steel chain link fence.



HH Architecture was provided with As-Built Drawings of the following buildings:

- L&M Wholesale
- Administration
- Market Imports
- Market Restaurant
- Wholesale 1&2
- Retail
- Farmers Market 1&2
- Truckers Shed
- Gatehouse
- Historic Barn

Refer to figure 1.1

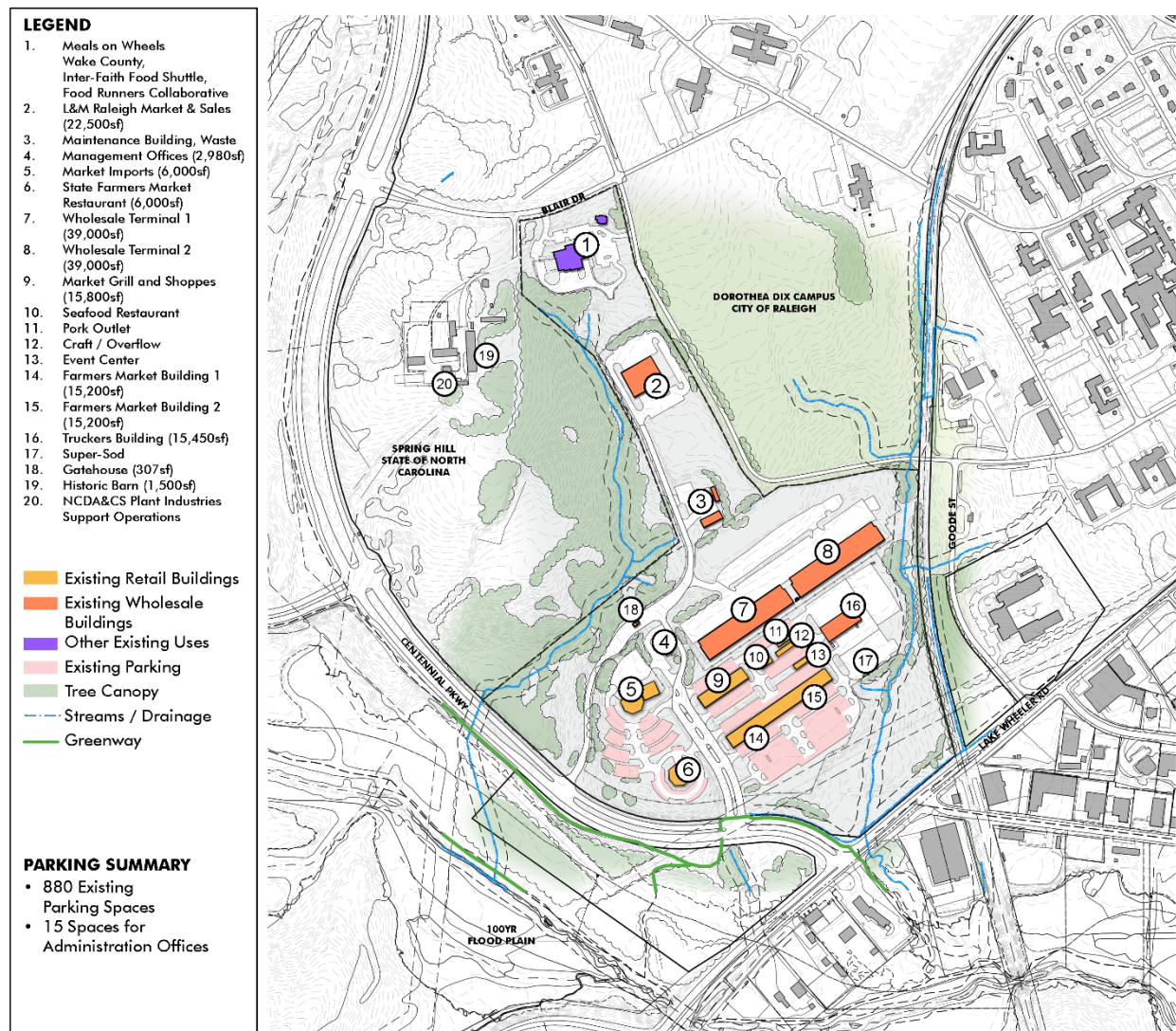


Figure 1.1. Existing Structures and respective square footage area.



## **Exterior Envelope Overview**

The main building system employed at the State Farmers Market is a steel structural frame with a split-face block skin. The split-faced block has an integral off-white color with matching mortar. A small portion of colored metal panels also make up a portion of the building facades. In buildings which have a thermal envelope, the fenestrations consist of aluminum storefront windows and doors (retail and administrative buildings) and painted hollow metal framed windows and doors (industrial locations).

The condition of each building exterior depends mainly on the type of use and amount of traffic. Most buildings display appropriate signs of age such as fading factory finishes and organic growth on shaded and damp areas.



*Photo 1 – Organic Growth on Split-Face Block*

## **Roof Overview**

The roofs of most campus buildings are factory-finished red standing-seam metal roofs and lend the farmers market its most distinguishable aesthetic component. The metal roofs are in good functional shape. This characteristic roofing system employs a hidden fastener system. The metal roofing or the blanket insulation is visible from the underside of the open-air buildings. Based on the age of the roof, there is significant bleaching of the red color; with the oldest roofs faded to an almost peach-red color. These older roofs also have a notable degree of organic growth, particularly on the north faces.

Exceptions to the red metal roofs include the two octagonal, shingle-roofs of the Market Restaurant and Market Imports buildings and the single-ply membranes on the flat roofs of L&M and Inter-Faith Food Shuttle. The octagonal shingle roofs are a 30-year architectural dimensional shingle installed on a nailable ridged insulation roof decking.





*Photo 2 - Example - Organic Growth on North Side of Roof*

Rooftop gutters tend to be utilized mainly for convenience at pedestrian entrances. Major exceptions to this include the administration building and the loading docks at wholesale. The gutter systems seem to be in good condition.

### **Interiors and Finishes**

Tenants in the Farmers Market Campus. A portion of the 230,000 square foot campus is occupied by the administration of the State Farmers Market and this is the only office upfit space covered under the scope of this FCA. Other space is leased in conditioned or semi-conditioned buildings, while much is simply leased floor space in one of the Market's shelters. As such, the SFM is responsible for only the core and shell of many of their buildings. Given this, the interiors of these independent businesses are outside of the scope of this FCA.

Core and shell interiors at the SFM therefore include administrative office interiors, some core-related conditioned interiors, as well as some general unconditioned space. There is a wide variety in the level of finishes.

Most restrooms have either been recently constructed or renovated. Most unconditioned shelters have been retrofit with extra-large fans to help condition the air in these areas. In large areas, lighting fixtures tend to be high-energy industrial halogen bulb fixtures. Large industrial fan fixtures are installed in many open, high-bay areas. Many surfaces are unfinished including concrete floors, block walls, and exposed ceiling insulation. While these tend to require little maintenance or upkeep, some such as the steel trusses and hollow steel frames and doors are starting to oxidize.

### **Accessibility and Life Safety**

The State Farmers Market Campus, on the whole, complies with current ICC A117.1-2017 standards. Ramps, pathways, handrails, accessible routes, and curb cuts are compliant under the code with which they were constructed. As the majority of the campus was built in 1991, most restrooms only have an ambulatory stall. Drinking fountains provided in most buildings do not meet current accessibility requirements. Any future renovations or building change of use will require deeper investigation to address compliance with current building and accessibility codes.



## **Market Buildings**

### **Building 1 - Inter-Faith Food Shuttle**



*Photo 3- Inter-Faith Food Shuttle North Elevation*

The Inter-Faith food shuttle and Meals on Wheels building is a two-story, steel-framed structure with a single membrane roof system originally constructed circa 1991. No as-built drawings were available for this building. The exterior skin consists of 8x8 split-faced block backed with standard 8x16 CMU wall. The steel structure sits within this perimeter. There are one hundred six (106) parking spaces on the asphalt lots on the north and east of the building. The building also has parking and loading dock area for approximately twenty-seven (27) oversized vehicles in a lower-level, fenced in lot to the south of the building. Six (6) of the total parking spaces are designated handicap spaces.

#### **Envelope**

##### Description

The basic construction system consists of a steel structural frame, a split-face block exterior envelope, and fenestrations utilizing an aluminum storefront system for windows and public pedestrian doors.

##### Condition

Block and mortar appear to be in good condition. They display signs of organic growth, most notably on the north side of the building.

Storefront window and door systems tend to be in good condition. Caulking and seals need attention. Most exposed steel locations, including doors and frames, are oxidizing and require treatment and repainting.

#### **Roof**

##### Description

The 19,000 square foot roof is a low slope roof, but it could not be easily accessed for assessment.

##### Condition

Because this roof appears to be original to the building, the roof is likely near the end of its life-cycle.



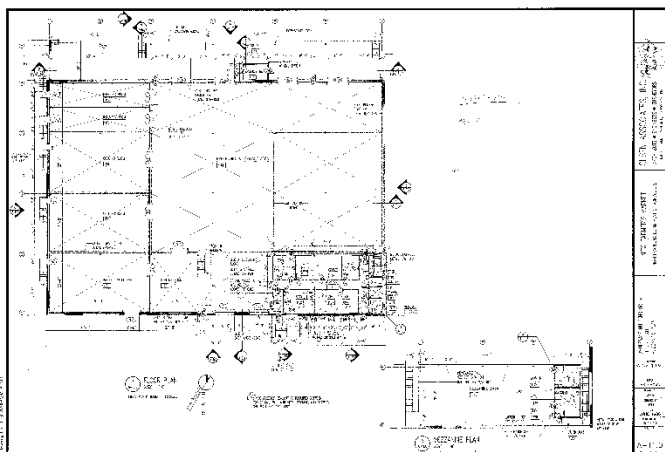
## Interiors and Finishes

HH did not investigate the interior of the Inter-Faith Food Shuttle Building, access was not available during our assessment period.

## Accessibility and Life Safety

Access to the building at the two main entrances are at ground level. Curb cut access and the appropriate amount of accessible parking is provided.

## Building 2 - L&M Wholesale



*Figure 2 - L&M Architectural Floor Plan*

The building is a 22,500 square foot two-story, steel-framed structure with a single membrane roof system originally constructed circa 1991. The exterior skin consists of 8x8 split-faced block backed with standard 8x16 CMU wall. The steel structure sits within this perimeter. The building has a second level mezzanine that serves as an employee break area with restrooms as well as a small storage area spanning the southeast corner of the building. Underneath the mezzanine is a finished office space for administrative staff. The main entrance into the building is covered with a standing-seam, steel-framed canopy and enters into a hallway with access to both the administration offices and the warehouse floor. There are forty-six (46) parking spaces on the asphalt lots on the south and east of the building. Two (2) of these are designated handicap spaces. The building also has parking and loading dock area for approximately twenty-four (24) tractor trailers. Two-thirds of this truck parking is located on the north side of the building along approximately 3,850 square feet of loading docks covered by a standing-seam steel-framed canopy.

## Exterior Envelope

### Description

The basic construction system consists of a steel structural frame, a split-face block exterior envelope, and storefront system or hollow metal fenestrations. Two (2) structural steel canopies cover pedestrian and loading areas on the north and south facades of the building. A series of galvanized steel roll-up doors serve the warehouse and processing floor.

### Condition

Block and mortar appear to be in good condition. The walls do display signs of organic growth, most notably on the north side of the building (*see photo 4*).



Most exposed steel locations, including doors and frames, are corroding and require treatment and repainting. The aluminum-framed storefront windows appear to be in good condition. Caulking and weather stripping around these exterior windows and doors need attention. Many steel roll-up doors have surface damage from years of use and abuse.



*Photo 4- L&M South Elevation showing signs of organic growth.*

## Roof

### Description

The roof of L&M is a 24,000 square foot, low slope roof, and upon inspection is most likely a white PVC, single-ply membrane. The building has an internal drainage system and no edge gutters.

### Condition

It appears that the roof is original to the building and is nearing the end of its lifespan. While no leaks in the membrane were observed, degradation of the membrane is apparent of the whole surface of the roof (see photos 5&6). The existing roof drainage appears to be in good working order.



*Photo 5- Single-ply roofing intact with no reported leaks*



*Photo 6- Roofing wear and degradation*



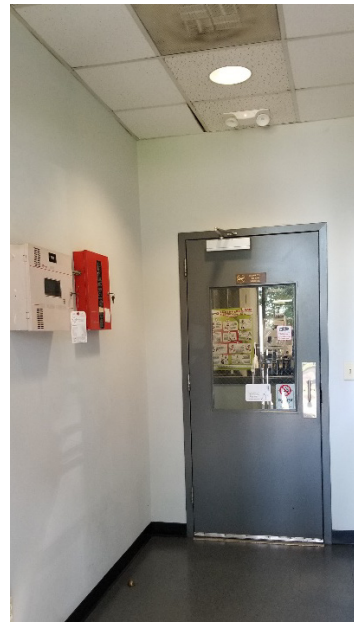
## Interiors/Finishes

The building's finishes and interiors can be divided into three (3) main areas: 1) administrative offices, 2) wholesale processing and distribution, and 3) mezzanine.

- 1) Administrative Offices- This area employs typical gypsum wall construction with acoustical panel ceilings, vinyl composition flooring, and hollow metal doors and view glazing. All finishes are in fair to poor shape from general wear and tear.

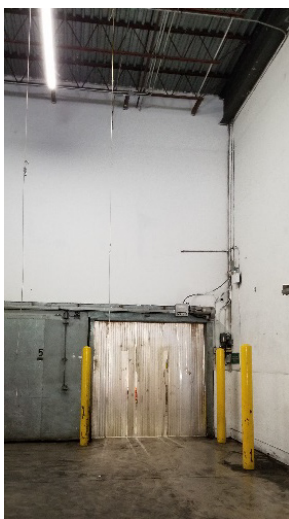


*Photo 7- Administrative Hallway- Stained APC*



*Photo 8- Administrative Hallway*

- 2) Wholesale and Processing- The main portion of the building is dedicated to wholesale processing and distribution. Finishes are almost non-existent with exposed concrete floors, exposed block walls, and exposed metal truss roof framing.



*Photo 9 & 10 - Interior Finishes - Open-bay Warehouse Floor*



- 3) Mezzanine- The mezzanine houses worker break areas and restrooms with a slightly higher level of finish than the wholesale area proper. Restrooms have old fixtures and partitions that are delaminating and should be replaced.



*Photo 11 – Interior Finishes – Mezzanine Level*

### **Accessibility and Life Safety**

Access to the main entrance is provided via an accessible concrete ramp (*see photo 12*). Curb cut access and appropriate accessible parking is provided. Restroom fixture count appears appropriate for occupancy.



*Photo 12 – Exterior Accessible Ramp*



## Building 3 – Maintenance Shed



*Photo 13 - Maintenance Shed*

The maintenance shed is an approximately four-thousand (4,000) square feet, one-story, steel-framed prefabricated steel structure with a metal shed roofing system originally constructed circa 1995. The shed is three-fifths enclosed with an exterior envelope consisting of standard CMU construction and metal panels. The enclosure consists of a large bay garage, an office, a break room, and two single occupancy restrooms. There are six (6) asphalt-paved parking spaces with additional gravel parking to the north of the building to accommodate larger vehicles and trucks.

The maintenance shed has two auxiliary structures for storage which consist of an eighty-foot long wooden shed and a generic aluminum carport (*see photo 14*).



*Photo 14 – Auxiliary Maintenance Shed*



## Envelope

### Description

The construction consists of a pre-manufactured steel structural system, a conventional masonry block and metal panel enclosure, and hollow metal roll-up garage bay doors. There are a few aluminum-framed storefront windows. (see photo 15).



Photo 15 – Underside of Roof Decking in exterior bays.



Photo 16 – Organic Growth on CMU

### Condition

Block and mortar appear to be in good condition, but display signs of organic growth, most notably on the north side of the building (see photo 16).

All building fenestrations should receive some attention. Most exposed steel locations, including purlins, doors, and frames, are corroding and require treatment and repainting (see photo 15). Caulking and weather stripping around these exterior openings need attention.

## Roof

### Description

The roof is a 5,500 square foot shed-style, red standing seam metal roof. There is a short section of gutter above the front door.

### Condition

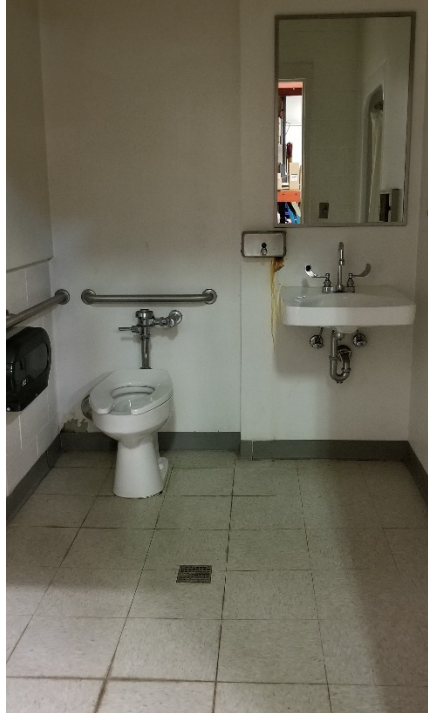
The color of the maintenance shed roof has faded to a peach-red color. Patches of the roof appear to have been repainted and the color is inconsistent across the roof.

## Interiors/Finishes

One office, one, break room, and two restrooms have vinyl composition finished floors and acoustical panel ceilings. Floor and ceilings in all finished locations are deteriorating and in need of replacement. Residential style cabinets in the breakroom are in poor condition and need replacement.

The shop is equipped with hanging florescent strip lighting. The ceiling is exposed blanket insulation with a vapor barrier. Walls consist of painted CMU.





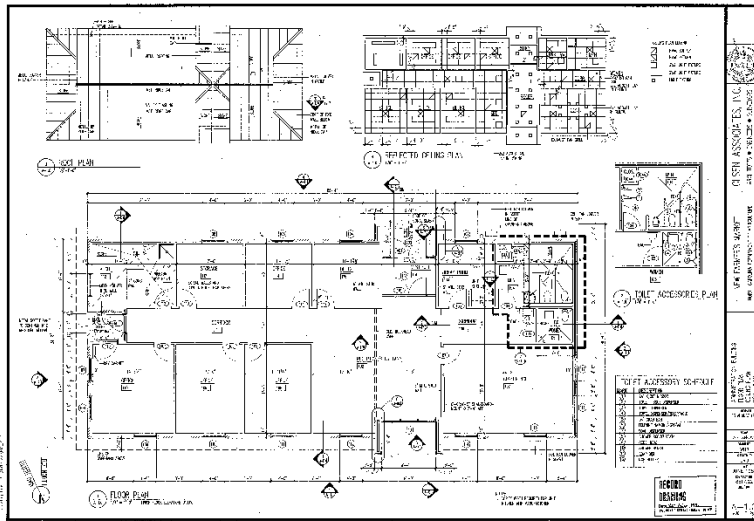
*Photo 17 & 18 – Office and Restroom Interiors in Maintenance Shed*

### **Accessibility and Life Safety**

Access to the building at the main entrance is at ground level. Both restrooms are accessible. Fixture count appears appropriate for occupancy. An accessible drinking fountain is not located on the premises.



## Building 4 – Administration Office



*Figure 3- Administrative Building Architectural Floor Plan*

The building is a 3,000 square foot one-story, steel-framed structure with a standing-seam metal roof constructed circa 1991. The exterior consists of 8x8 split-faced block backed, standing-seam roofing, and storefront window and door systems. The main entrance into the building is covered with a standing-seam, steel-framed canopy and enters into a waiting area central to the front desk and a large conference room. There are fifteen (15) parking spaces serving the building from the west side next to the main entrance; one (1) of these spaces is designated for handicap accessibility.



*Photo 19 – Administrative Building Exterior*



## Envelope

### Description

The basic construction is a steel structural frame, skinned with a split-face block and aluminum panel exterior, with storefront fenestrations. A standing seam canopy covers the main pedestrian and loading areas on the north and south facades of the building.

### Condition

Block and mortar appear to be in good condition and only display a small amount of discoloration compared to most buildings on the campus.

The aluminum-framed storefront windows appear to be in good condition. Caulking and weather stripping around these exterior openings need attention.

## Roof

### Description

The roof on the Administration Building is a 3,500 square foot red, standing-seam metal roof most roofs on the campus. The building has full perimeter gutters.

### Condition

The roof on the administration building appear to be in like-new condition. The gutters are also in like-new condition.

## Interiors/Finishes

### Description

The interior of the Administration Building consists of typical office interiors. Acoustic panel ceilings, painted gypsum walls, and carpet flooring are located in each room.



*Photo 20 – Administrative Building Interior*

### Condition

The interior of the building is in good condition. The carpet has been recently replaced, walls are clean and free of marking, and ceilings have been well maintained.

## Accessibility and Life Safety

Access to the main entrance is provided via an accessible concrete ramp. Curb cut access and appropriate accessible parking is provided. Restroom fixture count appears appropriate for occupancy. The building has no accessible drinking fountain. Any future renovations to the building should address accessibility upgrades in the restrooms to meet current ICC A117.1-2017 standards.



## Building 5 – Market Imports

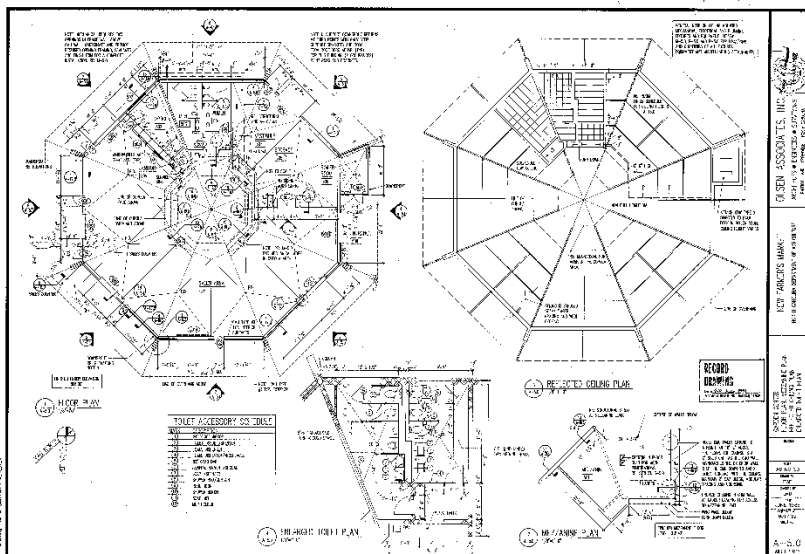


Figure 4 – Market Imports Architectural Floor Plan

The building is a 6,000 square foot one-story, timber-framed wooden octagonal structure with an architectural shingle roof system originally constructed circa 1991. The exterior consists of 8x8 split-faced block, wood accent siding and wood and glass garage doors. The exterior has large twelve (12) foot overhang. There are thirty-four (34) parking spaces, (four (4) accessible,) in the lot adjacent to the building with another 116 spaces in the overflow parking that is shared with the market restaurant.

A greenhouse of approximately 6,000 square foot is located adjacent to the Market Import Building. This greenhouse is not maintained by the State Farmers Market and is not part of the scope of this FCA.

### Envelope

#### Description

The construction of the Market Imports Building is different than most Farmers Market buildings in that it is a heavy timber structure. It is still selectively skinned with a split-face block exterior envelope, but also with plywood siding accents and has several large wooden garage doors that can be opened to the outside in all directions.

#### Condition

The wood siding contains weathering and bleaching at exposed locations. The ends of the glue-lam heavy timber beams are starting to fray and slightly separate where exposed. The areas underneath the protection of the large overhang are in good condition (*see photo 21*).

Caulking and weather stripping around exterior penetrations need attention.





*Photo 21 – Weather ends of Glue-Lam Beams*

## **Roof**

### Description

The roof of the Market Imports Building is an 11,000 square foot architectural, dimensional shingle installed over a nailable ridged insulation board. Aluminum gutters are installed in select locations.



*Photo 22 – Exterior of Market Imports*

### Condition

The roof appears to be near the end of its life expectancy and should be replaced soon.



## Interiors/Finishes

### Description

The ceiling in the building is the exposed underside of the wood deck for the roof. The walls consist mainly of unfinished CMU. The CMU walls have been finished in the small office and restrooms. The flooring is unfinished concrete. The Market Imports building has high bay industrial lighting pendants and a large interior fan installed.



*Photo 23 – Exposed Roof Structure and Fixtures in Market Imports.*

### Condition

Most finishes in the interior of the building are in fair condition. The fixtures in the restrooms are in poor condition and should be replaced. The restroom partitions are in fair condition and are nearing the end of their useful lifecycle. The paint in the restrooms and office are in fair condition.



*Photo 24, 25, & 26 – Restroom Interiors and Fixtures in Market Imports*



## Accessibility and Life Safety

Curb cut access and appropriate accessible parking is provided. Restroom fixture count appears appropriate for occupancy. There is no accessible drinking fountain on the premises. Any future renovations to the building should address accessibility upgrades in the restrooms to meet current ICC A117.1-2017 standards.

## Building 6 – Market Restaurant

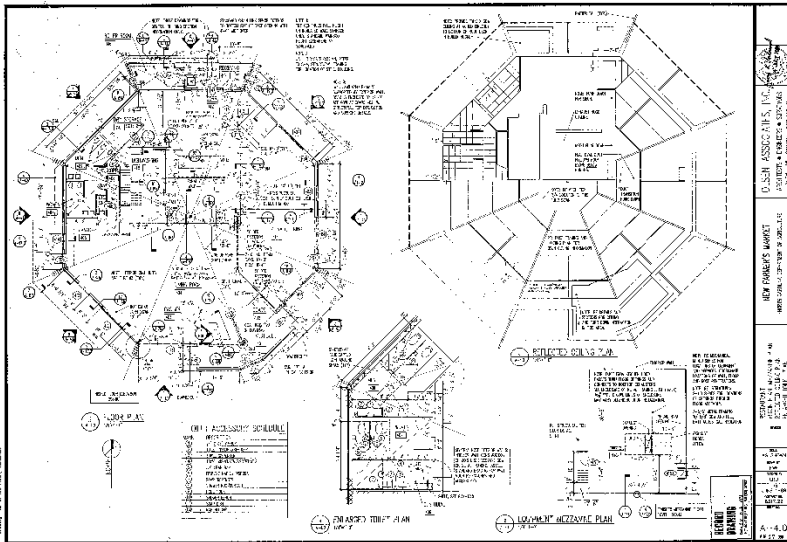


Figure 5 - Market Restaurant Architectural Floor Plan

The Farmers Market Restaurant building is a 6,000 square foot one-story, timber-framed wooden octagonal structure with an architectural shingle roof system originally constructed circa 1991. The exterior envelope consists of 8x8 split-faced block and wood accent siding with storefront window and door system fenestrations. The exterior has large ten (10) foot overhang. A one-thousand square foot, fenced patio is located on the northeast face of the building. There are 64 parking spaces of which four (4) are accessible. There are an additional 116 parking spaces in the overflow parking shared with Market Imports.

### Envelope

#### Description

The construction of the Farmers Market Restaurant building is different than most Farmers Market buildings in that it is a heavy timber structure. Its exterior consists of a split-face block with storefront fenestrations.

#### Condition

The wood siding and exposed portions of the beams are weathered and bleached, but the areas underneath the protection of the large overhang are in good condition.

Caulking and weather stripping around exterior penetrations need attention.



## Roof

### Description

The roof of the Farmers Market Restaurant building is a 10,000 square foot architectural, dimensional shingle installed over a nailable ridged insulation board. Aluminum gutters are installed in select locations.

### Condition

The roof is near the end of its life expectancy and should be replaced soon. The aluminum gutters are in good condition.

## Interiors/Finishes

### Description

The ceiling in the building is the exposed underside of the wood deck for the roof. The walls consist mainly of unfinished CMU. The CMU walls have been finished in the small office and restrooms. The flooring is unfinished concrete. The restrooms have metal partitions, a tile floor, and painted CMU and gypsum walls.



*Photo 27 & 28 – Farmers Market Restaurant Interiors of Dining and Restrooms*

### Condition

Most finishes on the interior of the building are in good condition. The high-bay lighting should be updated with low-energy fixtures. The fixtures in the restrooms and the tile floor are both in good condition. The restroom partitions are in fair condition with minor spot-corrosion. The paint in the restrooms and office are in fair condition.



## Accessibility and Life Safety

Curb cut access and appropriate accessible parking is provided. Any future renovations to the building should address accessibility upgrades in the restrooms to meet current ICC A117.1-2017 standards.



Photo 29 – Farmers Market Restaurant Exterior/Patio

## Buildings 7&8 – Wholesale Buildings

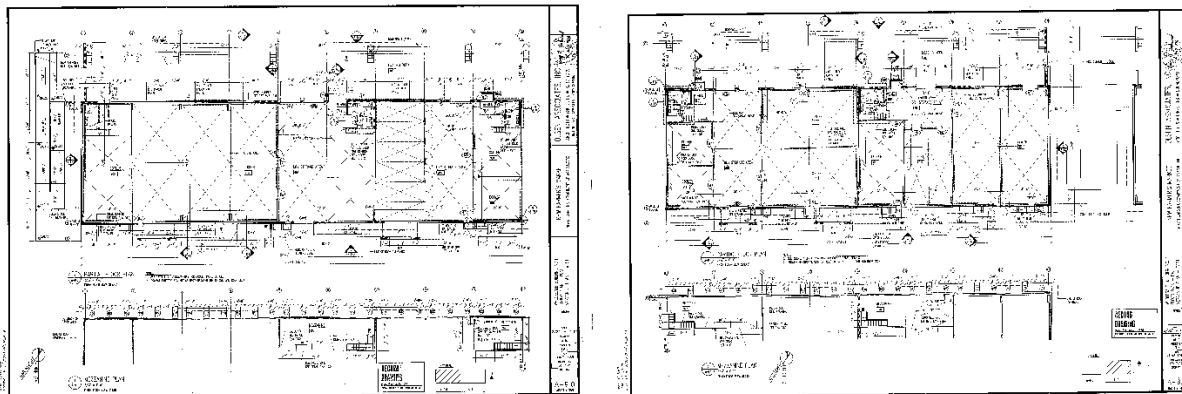


Figure 6 – Wholesale Facility Architectural Floor Plan

The wholesale facility consists of two almost identical 39,000 square foot two-story, steel-framed structures originally constructed circa 1991. They both have covered, thirty-foot deep loading docks along the whole north side (each cover 15,400 square feet). The building's exterior skin consists of 8x8 split-faced block backed with standard 8x16 CMU wall. The steel structure sits within this perimeter. Each building has a second level mezzanines above a core area along the north wall. Underneath the mezzanine is a finished office space for administrative staff. There is a large paved parking and loading area (140,000 square foot) that sits on the north (dock) side of both buildings. Two (2) of these are designated handicap spaces. The building also has parking and loading dock area for 24 tractor trailers. Two-thirds of this truck parking is located on the north side of the building along approximately 3,850 square feet of loading docks covered by a standing-seam steel-framed canopy.





*Photo 30 – Warehouse Exterior Dock*

## **Exterior Envelope**

### Description

The basic construction consists of a steel structural frame with split-face block backed with conventional CMU as the building envelope. A series of galvanized steel roll-up doors serve the warehouse spaces and open onto the loading dock. The south façade of wholesale has a series of protruding walls that screen mechanical platforms and egress stairs which exit onto the back lawn of the wholesale buildings.

### Condition

The block and mortar appear to be in good condition but display signs of organic growth in select locations. (see photos 31 and 32). The concrete plinth on the south façade of the building is also stained (see photo 32).



*Photo 31 & 32 – Wholesale Building Exterior – Staining and Organic Growth Evident*

All building fenestrations should receive some attention. Most exposed steel locations, including doors and frames, are oxidized and require treatment and repainting. The aluminum-framed storefront windows appear to be in good condition. Caulking and weather stripping around these openings need to be addressed. Steel roll-up doors should be addressed on a case by case basis for surface damage.



## Roof

### Description

The roof of the wholesale buildings are red, standing-seam metal roofs. They included approximately 140,000 square feet of roof together. The building has aluminum gutters along the entire length of the docks.

### Condition

The color of the wholesale roof has faded from red to a peach-red color. The north face of the roof has organic growth that needs to be addressed (*see photo 34*).



*Photos 33 & 34 – Warehouse Roofing – Organic Growth Evident*

## Interiors/Finishes

### Description

The interior upfit of each bay at the wholesale facility is different based on the build-out of the given tenant and not included in the scope of this FCA. The ceiling in the bays have exposed blanket insulation with a vapor barrier on the underside of the roof deck. The floors are unfinished, sealed concrete. Restrooms are constructed with CMU walls and have painted floors. They have appropriate fixtures for warehouse facilities and metal partitions for the toilet stalls. A set of steel stairs and handrail serve each mezzanine in the wholesale space. The exposed steel structural skeleton is primed and painted.

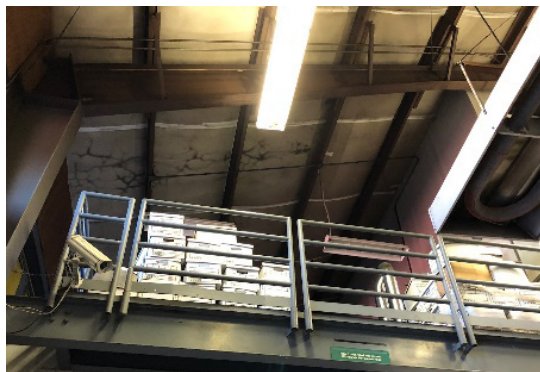




*Photo 35 & 36 – Wholesale Restroom Interiors*

#### Condition

The exposed blanket insulation is torn and stained in many areas of the wholesale buildings (*see photos 37 & 38*).

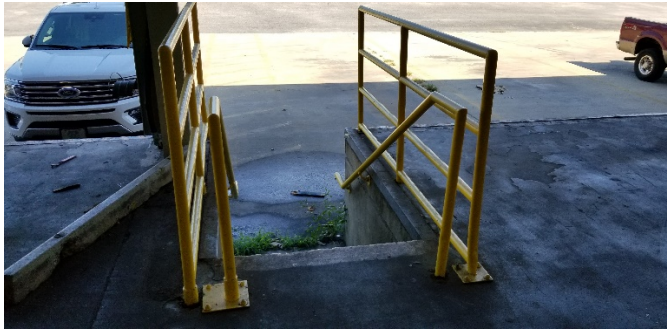


*Photo 37 & 38 – Interior Insulation Conditions*

#### **Accessibility and Life Safety**

There is one extra wide accessible ramp located at the far end of each wholesale building. Though there is ample room for the required number of spaces, accessible parking could not be assessed for compliance as the lot markings are too faded. The dock runs the whole length of the north side of the building and sit approximately 4-feet above the parking lot. There are small sections of guardrails and handrails located at each stair (*see photo 39*). Each stair is located at approximately 56-foot intervals. Restroom fixture count is appropriate for current use and occupancy. Any future renovations to the building should address accessibility upgrades in the restrooms to meet current ICC A117.1-2017 standards.

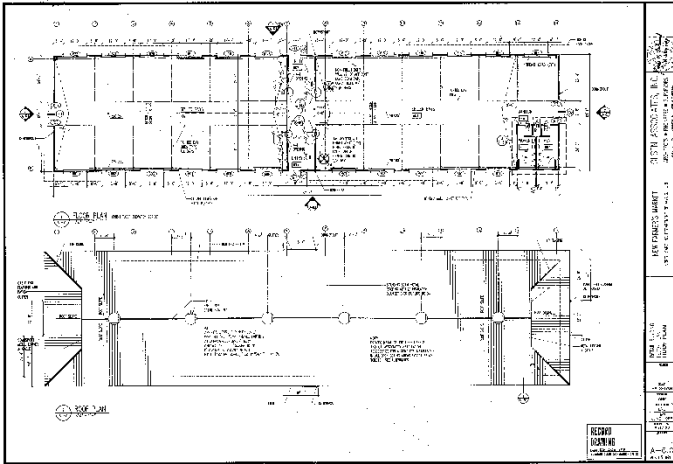




*Photo 39 – Wholesale Dock Stairs*

If the wholesale buildings were to be repurposed for anything other than their current use, a full accessibility and life-safety assessment should be performed for applicable code compliance.

## Building 9 – Retail Market



*Figure 7 – Retail Facility Architectural Floor Plan*

The retail building is a 15,800 square foot one-story, steel-framed structure originally constructed circa 1991. The exterior skin consists of 8x8 split-faced block backed and metal siding backed with a standard 8x16 CMU wall. The steel structure sits within this perimeter. There are two (2) restroom cores in the building. The building is flanked with two (2) paved parking areas to the north and south that provide parking for a total of 100 vehicles. Four (4) of these are spaces are designated handicap spaces.

### Exterior Envelope

#### Description

The construction consists of a steel structural frame with split-face block backed with conventional CMU as the building envelope. A series of galvanized steel roll-up doors flank both sides of the building. The entrances located on each side of the building are constructed with aluminum storefront door and glass systems.



### Condition

The exterior block and mortar appear to be in good condition with minor organic growth issues. Block has large areas of efflorescence.

All storefront entrances should receive some attention. Most steel roll-up doors appear to be in fair to good condition but were not tested for functionality.



*Photo 40 – Retail Storefront Doors*



*Photo 41 – Retail Roll-up Doors*

## **Roof**

### Description

The roof of the retail building is a 20,500 square foot red, standing-seam metal roof. The building has aluminum gutters over each pedestrian entrance.

### Condition

Both the roof and the gutters appear to be in good functional shape. The roof is faded, but the color and finish are in better condition as other similar market roofs.

## **Interiors/Finishes**

### Description

The interior of the Retail Building provides an open interior space for retail space booths/boutique areas. Fixtures include high-bay lighting and large industrial fans. The floor is unfinished, sealed concrete. The interior walls are exposed painted CMU block. The exposed overhead structure and conduit is painted, and the majority of the ceiling is exposed blanket insulation. Restrooms are located at the middle and east end of the building. The restrooms have tile floors and wet walls, and solid plastic partitions. A variety of retail structures have been built in the rentable retail bays but are not in the scope of this FCA.



*Photo 42 – Retail Market Interior*



### Condition

The concrete sealant on the floor is in good condition. The insulation blankets on the ceiling are in fair condition in most areas. The interior structure and wall paint are in fair condition. Restroom fixtures, partitions, and walls are in good condition. The painted floor in the restrooms is peeling and needs repainting.

### **Accessibility and Life Safety**

Curb cut access and appropriate accessible parking is provided. Restroom fixture count appears appropriate for occupancy. No accessible drinking fountain is provided.



*Photo 43 – Non-Accessible Drinking Fountain*



## Building 10 – Seafood Restaurant



*Photo 44 – N.C. Seafood Market Restaurant*

The N.C. Seafood Restaurant building is an approximately 4,000 square foot one-story, steel-framed structure with a standing-seam metal roof system originally constructed circa 1991. The exterior consists of 8x8 split-faced block, metal siding, standing-seam roofing, and storefront window and door systems. The front and main entrance into the building wood framed, shed roof canopy with corrugated cementitious roof panels. There are paved parking lots located to the north and south of the building. Pavilion style tents are located to the west of the building for an outdoor seating area.

### Exterior Envelope

#### Description

The basic construction consists of a steel structural frame with split-face block backed with conventional CMU as the building envelope. Most building fenestrations consist of storefront systems, with hollow frame metal doors for service entrances. A wood-framed shed structure serves as a canopy for the front (south) façade of the building.

#### Condition

Block and mortar appear to be in good condition but display pockets of staining and organic growth. Metal siding appears to be in good functional condition but need repainting. The storefront systems are starting to show surface wear.

All building fenestrations should receive some attention. Most exposed steel locations, including doors and frames, are oxidized and require treatment and repainting. The aluminum-framed storefront windows appear to be in fair condition. Caulking and weather stripping around these openings need to attention. Steel roll-up door appears to be functional.



## Roofs

### Description

The roof of the N.C. Seafood building is a 5,500 square foot red, standing-seam metal roof. The canopy in the front consists of a cementitious roof panel. A small section of aluminum gutters is installed over the west pedestrian entrance.



*Photo 46 – Seafood Restaurant Roof in need of repair*

### Condition

The roof seems to be in fair condition but needs a few minor repairs (*see photo 46*). The wooden structure of the front canopy is water-stained. The small section of gutter seems to be in fine working order.

## Interiors/Finishes

### Description

The interior of the N.C. Seafood Restaurant has exposed electrical conduit and ductwork, and unfinished, sealed concrete floors. Interior walls are exposed painted CMU block, with corrugated metal panels installed in select locations. The ceiling is exposed structure and blanket insulation in the open dining area with acoustical panel ceilings in the restroom. Lighting fixtures are a mixture of industrial high-bay lighting and florescent strip lighting. Residential style ceiling fans are installed. The restrooms have beige terracotta floor tile and fiberglass reinforced plastic (FRP) walls.

### Condition

The floor needs a new application of concrete sealant as it is worn through in areas. The exposed insulation blankets on the ceiling are stained. Interior structure and walls need repaint. Restroom flooring and walls are in poor condition and should be repainted.

## Accessibility and Life Safety

Curb cut access and appropriate accessible parking is provided. The number of restroom fixtures appears compliant.



## Building 11 – Pork Outlet



*Photo 46 – Pork Outlet Building*

The Pork Outlet building is an eighteen hundred (1,800) square foot, aluminum clad building. The building has a small covered area on its east façade. It has an EPDM roof. It is in overall poor condition and is slated to be replaced with a new building.

### Exterior Envelope

#### Description

The building has white aluminum siding panels and an aluminum storefront door.

#### Condition

The siding is dented and warped and the structure telegraphs through the siding (see photo 46). The termination bar of the roof is fastened over the edge of the roof to the side of the building (see photo 46).

### Roofs

#### Description

The roof of the pork building is an EPDM membrane. Water appears to pond on the roof.

#### Condition

The roof appears to be poor condition and needs replacement.

### Accessibility and Life Safety

The entrance to the pork market requires a larger concrete pad for accessibility.



## Building 12 – Craft/Overflow



*Photo 47 – Craft Overflow Shed*

The Craft Shed is a steel framed, aluminum covered pre-fabricated shed. It measures 25 feet by 160 feet and covers 7,500 square feet. The shed has a flexible powerline running along the north side providing power for lights and tenants (*see photo 48*). The shed has multiple areas of surface damage (*see photo 49*).



*Photo 48 – Wiring and Conduit on shed*



*Photo 49 – Damage to shed roof*



## Building 13 – Event Center



*Photo 50 – Event Center*

The Event Center is a 25' x 65' structure of approximately 1,500 square feet that houses modern and accessible restrooms along with a small prep/concession area. It has a covered patio area on the east side of the building of approximately 450 square feet. The facility provides accessible restroom access for multiple shelters of close proximity.

### Exterior Envelope

#### Description

The basic construction consists of a steel structural frame with split-face block backed with conventional CMU as the building envelope. Natural light is provided through glass block. The doors are hollow metal. The covered patio has an aluminum ceiling with four (4) residential style ceiling fans to provide ventilation.

#### Condition

Block, glass block, and mortar are in good condition. Hollow metal doors are in good condition.

### Roofs

#### Description

The roof on the Event Center is 3,500 square foot red, standing-seam metal roof most roofs on the campus. The building has full perimeter gutters.

#### Condition

The roof on the Event Center appears to be in like-new condition. The gutters are also in like-new condition.

### Interiors/Finishes

#### Description

The restrooms have tile floors with a gypsum ceiling and CMU and tile walls. The toilet partitions are solid plastic material.

#### Condition

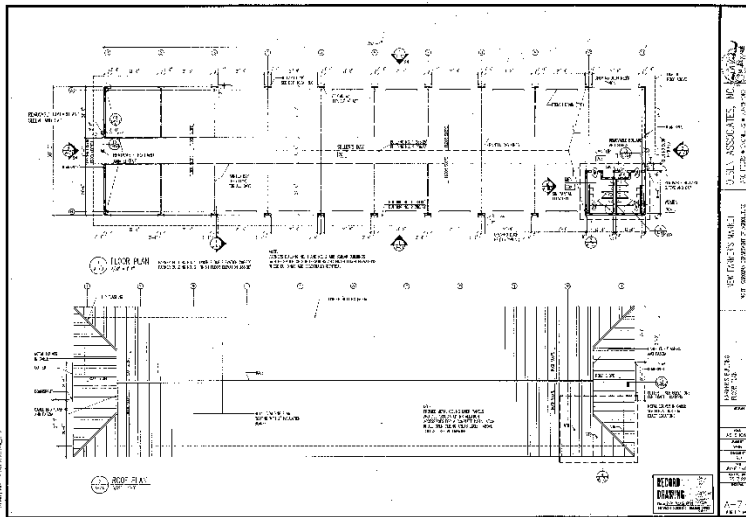
The restrooms were constructed in 2014 and all finishes remain in good condition.



## Accessibility and Life Safety

The event center is the newest building on the Farmers Market campus. It contains accessible stalls and is accessible from both the north and south sides of the building.

## Buildings 14&15- Farmers Market Buildings



*Figure 8 – Farmers Building Architectural Floor Plan*

The farmers building consists of two almost identical 15,200 square foot one-story, steel-framed shed-structures originally constructed circa 1991. The separate structures are connected by an eighty-five-foot third shed structure of similar design. The open-air building's exterior skin consists of 8x8 split-faced block with the steel structure sitting within its perimeter. Each building has an open floor plan with a restroom core in its southeast corner. A trench drain flanks the outer edge of each structural bay just within the building perimeter.



## Exterior Envelope

### Description

The basic construction consists of a steel structural frame with an exterior wall of split-face block and metal panels. A series of large openings of approximately 22 feet are centered on each structural bay. Each opening is cased with steel channel.

### Condition

Block and mortar appear to be in good condition. Block shows signs of efflorescence in some locations (*see photo 53*). All exposed steel including casing for openings and steel roof structure should be treated and repainted (*see photos 51 and 52*). The finish on the metal siding is oxidizing and needs repainting.



*Photo 51 – Condition of Exposed Roof Structure*



*Photo 52 – Corrosion on Steel Casing*



*Photo 53 – Efflorescence on block wall*



## Roofs

### Description

The roof of the farmers buildings are approximately 43,000 square feet of red, standing-seam metal roofs. The building has aluminum gutters above the main points of entry.

### Condition

The color of the roof has faded from red to a peach-red color. The north face of the roof has organic growth that needs to be addressed (*see photo 34*).



*Photo 6 – Example of organic growth on roof and wear on soffit finish.*

## Interiors and Finishes

### Description

The interior of the farmers building mainly provides an open sheltered space for produce and plant sales. Fixtures include high-bay lighting and large industrial fans. The concrete floor is painted. The outside walls are CMU with a portion of the restroom core enclosed with plywood paneling. The exposed overhead structure and conduit is painted and the underside of the roof panels are exposed. Restrooms are located at the middle and east end of the building. The restrooms have tile on the floors and wet walls, and solid plastic partitions (see photo 55).



*Photo 55 – Restroom Finishes and Fixtures*



*Photo 56 – Bathroom Core Finishes*





*Photo 57 – Peeling floor coating*



*Photo 58 – Interior finishes and fixtures*

### Condition

The concrete finish on the floor is in overall good condition but is peeling in spots (*see photo 57*). The interior structure and exposed metal is oxidizing and needs to be treated and repainted (*see photo 58*). Restroom tile, fixtures, partitions, and walls are in good condition. The plywood siding on the restroom cores need to be treated for organic growth and repainted. The high-bay light fixtures are corroding and should be replaced with low-energy light fixtures.

### **Accessibility and Life Safety**

The open-air sheds appear to be accessible. Curb cut access and appropriate accessible parking is provided, though the parking need to be more clearly identified with pavement markings. Restroom fixture count appears appropriate for occupancy. Though the restrooms have no accessible toilets, the proximity of new accessible restrooms in the Event Center bring the structures up to current code. Accessible drinking fountains can also be found at the Event Center.



## Building 16 – Truckers Shed

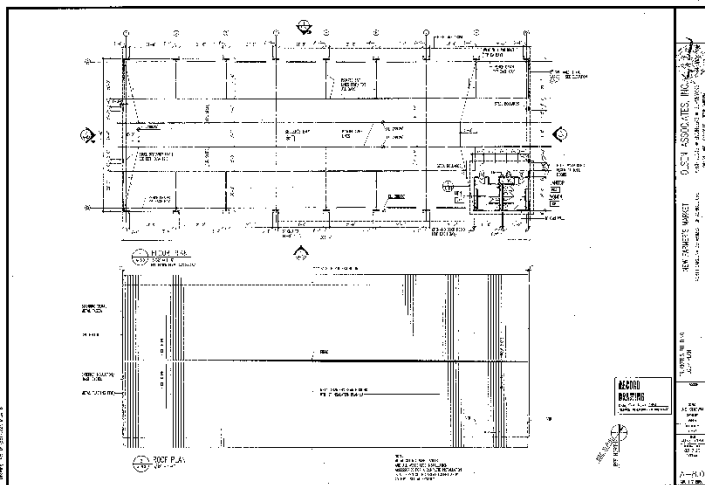


Figure 9 – Truckers Shed Architectural Floor Plan

The truckers shed is a 15,450 square foot one-story, steel-framed shed-structure originally constructed circa 1991. The open-air building's exterior skin consists of 8x8 split-faced block and painted metal siding with the steel structure sitting within its perimeter. The building has an open floor plan with a restroom core in its southeast corner. A trench drain flanks the outer edge of each structural bay just within the building perimeter.

### Exterior Envelope

#### Description

The basic construction consists of a steel structural frame with an exterior wall of split-face block and metal panels. A series of large openings of approximately 22 feet are centered on each structural bay. Each opening is cased with steel channel.

#### Condition

Block and mortar appear to be in good condition. Block shows significant organic growth and efflorescence in some locations (*see photo 60*). All exposed steel including casing for openings and steel roof structure need to be treated and repainted (*see photo 59*). All metal siding is fading and losing its finish and needs repainting.

All building fenestrations should receive some attention. Most exposed steel locations, including doors and frames, are oxidized and require treatment and repainting. The aluminum-framed storefront windows appear to be in good condition. Caulking and weather stripping around these exterior windows and door should be addressed. Many steel roll-up doors have surface damage from years of use and abuse.





*Photo 59 – Trucker's Shed Interior*



*Photo 60 – Efflorescence and Organic Growth*

## Roofs

### Description

The roof of the trucker building is approximately 21,000 square feet of red, standing-seam metal roofing. The building has aluminum gutters above the main points of entry.

### Condition

The color of the roof has faded from red to a peach-red color. The north face of the roof has organic growth that needs to be addressed (*see photo 34*).

## Interiors and Finishes

### Description

The interior of the trucker building mainly provides an open sheltered space for the transaction of small wholesale-type transactions. Fixtures include high-bay lighting and large industrial fans. The concrete floor is sealed. The outside walls are CMU with a portion of the restroom core enclosed with plywood paneling. The exposed overhead structure and conduit is painted and the underside of the roof panels are exposed. Restrooms are located at the middle and east end of the building. The restrooms have tile on the floors and wet walls, and solid plastic partitions (*see photo 55*).



*Photo 61 – Trucker's Shed Exterior*



## Building 18 – Gatehouse

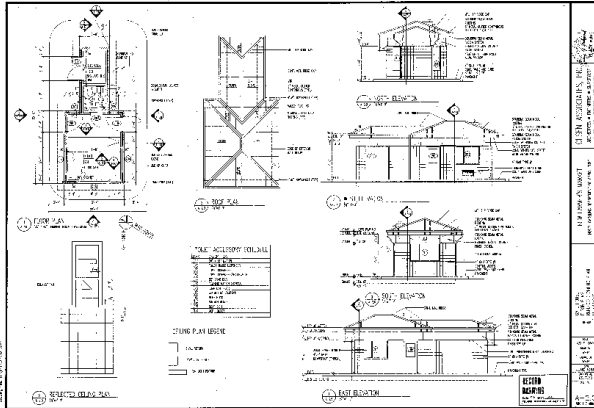


Figure 10 – Gatehouse Drawing

### Envelope

#### Description

The gatehouse is constructed using a steel structural frame that is enclosed with a split-face block and aluminum panel exterior. The fenestrations are either storefront assembly systems or hollow metal doors and frames.

#### Condition

Block and mortar appear to be in good condition and only display a small amount of discoloration compared to most buildings on the campus.

All building fenestrations should receive some attention. The aluminum-framed storefront windows appear to be in good condition. Caulking and weather stripping around these exterior openings need attention.

### Roof

#### Description

The roof on the gatehouse is a red, standing-seam metal roof.

#### Condition

The roof appears to be in good functional condition. The color of the roof has faded from red to a peach-red color.



## **FCA Findings Regarding Immediate Needs for State Farmers Market**

### **Exteriors**

Most buildings at the SFM incorporate a split-faced block into its exterior wall assembly. These walls have become a substrate for mold and algae growth in shaded and north facing areas. These walls would benefit greatly from a low-pressure chemical restoration wash. Other exteriors in need of a low-pressure chemical wash include plywood siding, metal siding, exposed exterior structure and eaves.

Corrosion was observed on most exposed exterior steel. Structural steel rafters and trusses, steel lintels, and the underside of roof decking need attention in much of the market. These areas should be treated for corrosion and re-painted to delay the progression of the corrosion.

General exterior weather stripping, caulking, sealing, and flashing should be addressed and will require routine maintenance.

### **Roofing**

There are 3 different types of roofing systems employed at the SFM: standing seam metal roofing, conventional shingle roofing, and single membrane flat roofing. Each of these roofing systems have different considerations.

#### **Metal Roofing**

As of this assessment, the red-colored metal roofs are in good functional condition. No leaks were observed in a minimal visual observation.

The color/finish of the red standing-seam roofs has faded. As the material itself is in good condition, that these roofs could be refinished. A kynar-based metal roof paint could be applied to existing roof panels to prolong the life of these roofs for years.

#### **Asphalt Shingle Roofing**

Two buildings employ an asphalt shingle roofing system installed over a nailable roofing insulation surface. These roofing systems appear to be near the end of their life cycle.

#### **Single-ply Membrane Roofing**

Two buildings have a low-slope roof, and upon visual inspection is most likely a white PVC, single-ply membrane. The buildings have an internal drainage system and no edge gutters. It appears that these roofs are original to the buildings and have outlasted their life cycle. While no leaks in the membrane were observed, degradation of the membrane is apparent on the surface of the roof (see photos 5&6). The existing roof drainage appears to be in good working order.

### **MEP**

MEP systems were not assessed as part of this study. Due to the age of the systems, these systems should be evaluated on a case by case basis by a qualified MEP firm.

## **FCA Implications for Future Development and Master Planning**

### **Investigate Wholesale Loading Dock Solutions**

During the interviews in the assessment, HH Architecture learned that new trucking and shipping standards and regulations regarding perishable foods would soon be implemented. These restrictions would require a significant investment by the Farmers Market or its tenants to design and institute new layouts compliant with these regulations.



- Modern food standards will require conditioned closed dock delivery. Since the current wholesale buildings are open air docks, significant renovations would be required to update the buildings to allow for the continued operations as wholesale or food packaging facilities.
- In the event that the wholesale buildings were repurposed for pedestrian functions, the wholesale docks would need a full accessibility and life safety analysis based on its proposed use.

### **Insulation, restroom, and accessibility improvements with renovations**

Though constructed to meet accessibility codes of their time, most of the buildings will require restroom accessibility upgrades with any future renovations or change of use. The newer Event Center houses accessible stalls and as such, serves as an accessible facility for the surrounding shed-style structures (the Farmers Building and the Truck Shed). Any reassignment of current use and occupancy for any structure will require individual assessments.

Future renovation projects will also need to address current energy codes for the roof and walls of the buildings. It is unlikely that roofs for conditioned spaces have adequate insulating value for current code requirements. This will be most prevalent in any roofing project of a conditioned building that has exposed blanket insulation or rooftop insulation.

Since most buildings were constructed at the same time, they will also require repairs or renovations in the same timeframe.

### **Parking**

The design team observed the need for additional parking in the traditional retail and market locations at the State Farmers Market. Meetings with the administration as well as the vendors of the State Farmers Market also reinforced that parking lots are not capable of supporting the number of vehicles during peak hours, especially on the weekends. Any future development of the SFM must include a significant amount of new parking.

SFM has a plan in place to minimally increase parking and add a secondary entrance to the front parking area. It is recommended that the plan for additional parking and a new entrance be reviewed for compatibility with any future development.

Any future site development should also investigate redesign of trucking paths with regard to pedestrian circulation. This traffic should be separated as much as possible to allow for safe coexistence.



# SECTION 6

## SURVEY RESULTS





You can find additional questions for this survey at [www.facebook.com/statefarmersmarket](https://www.facebook.com/statefarmersmarket)

Please return prior to  
October 25, 2018

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Raleigh, NC 27609

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HH ARCHITECTURE

1100 Dresser Court  
Raleigh, NC 27609



# STATE FARMERS MARKET COMMUNITY SURVEY

## 1. How often do you visit the State Farmers Market?

☐ weekly   ☐ monthly   ☐ yearly   ☐ I do not visit (reason) \_\_\_\_\_

---

## 2. Reasons you visit the State Farmers Market? (please check all that apply)

☐ produce   ☐ local meats   ☐ specialty foods   ☐ restaurants  
☐ plants & herbs   ☐ NC goods & crafts   ☐ special event days   ☐ retail

## 3. What potential new improvements would interest you the most at the State Farmers Market?

☐ more parking   ☐ live music   ☐ prepared food   ☐ craft beer & wine  
☐ gathering space   ☐ evening hours   ☐ other (please specify) \_\_\_\_\_

---

Your zip code: \_\_\_\_\_

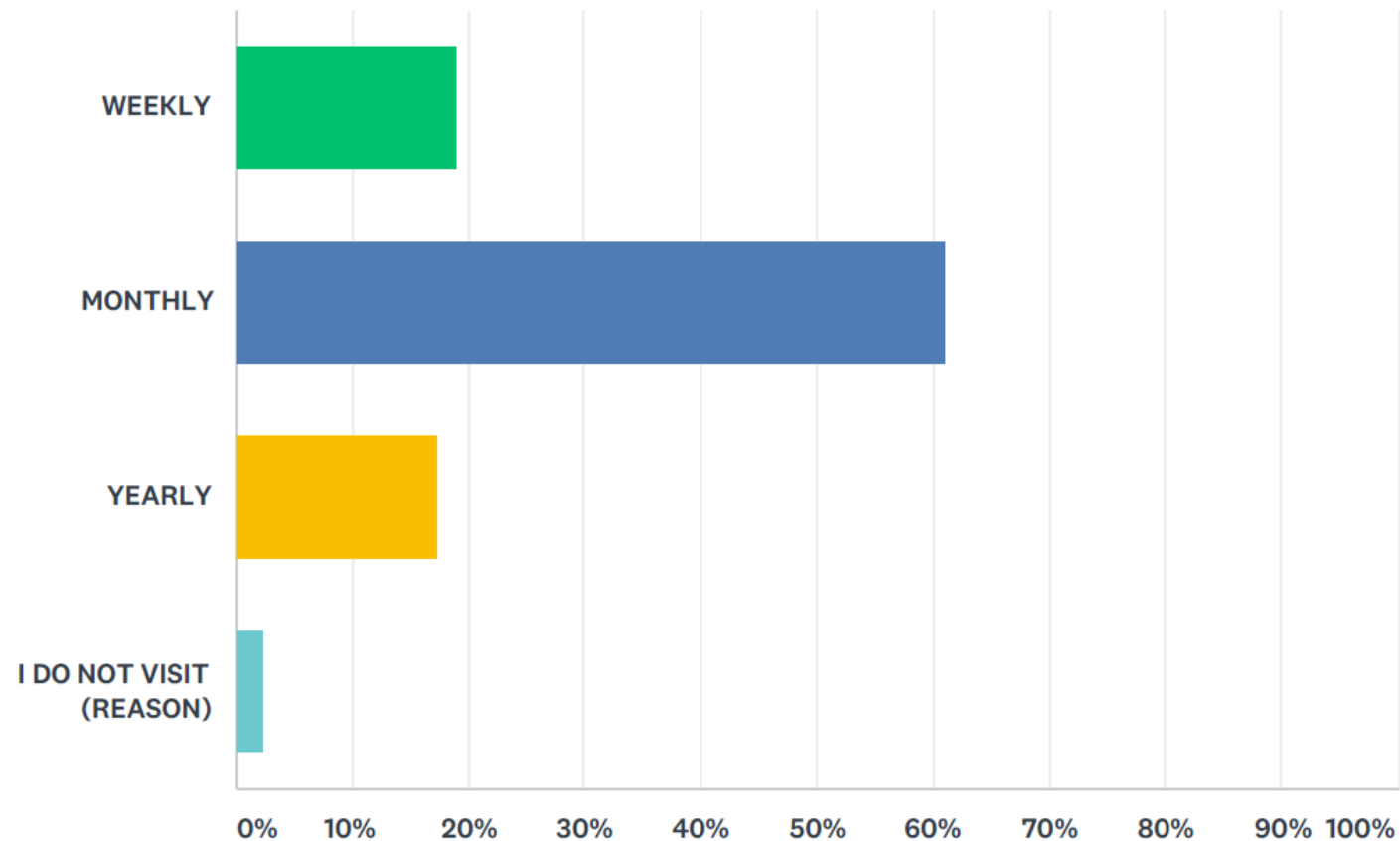
Age: Under 30 ☐ 30-59 ☐ 60+ ☐

*Thank you for taking the time to help our State Farmers Market!*



## Q1 HOW OFTEN DO YOU VISIT THE STATE FARMERS MARKET?

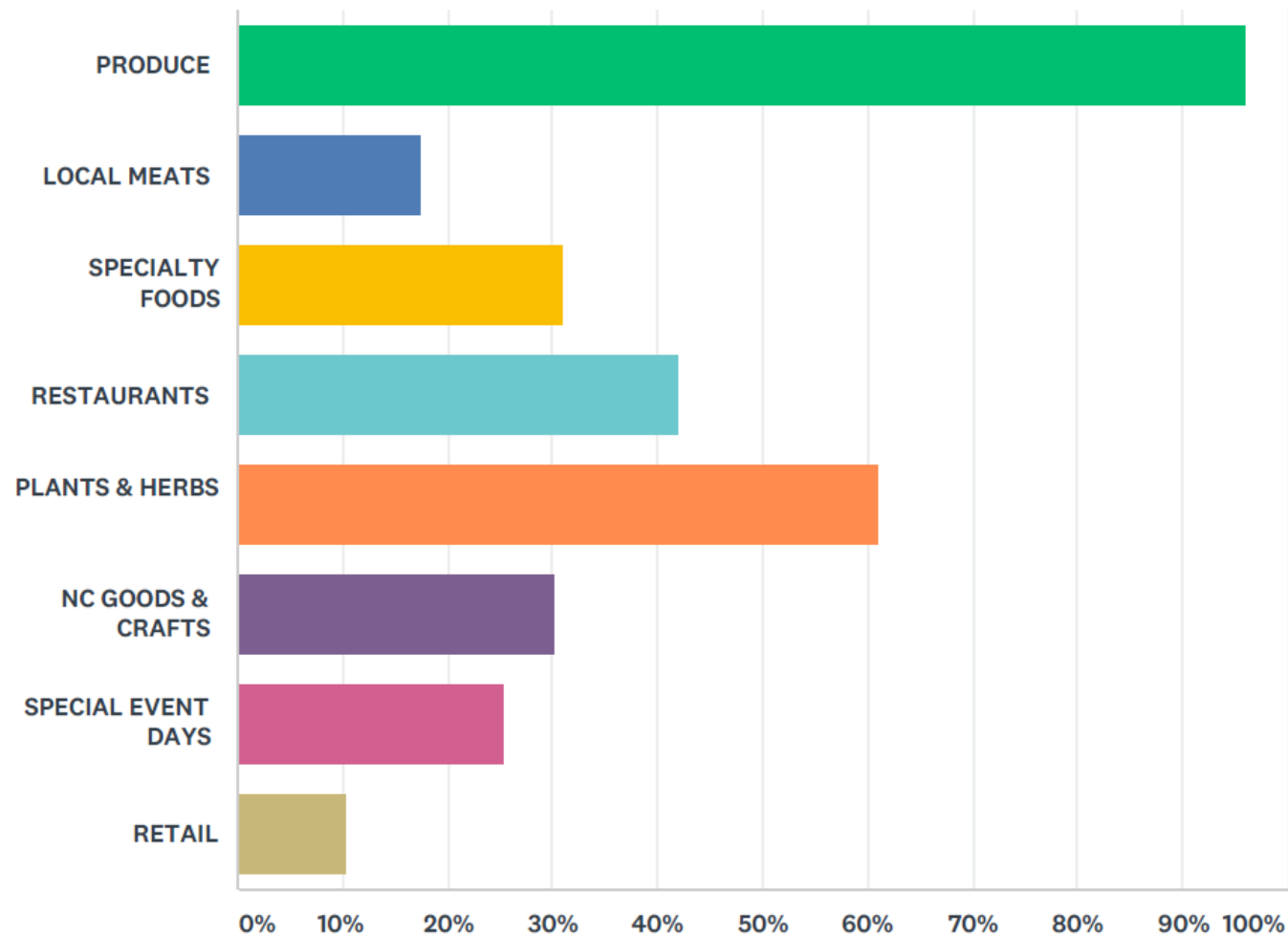
Answered: 126 Skipped: 0





## Q2 REASONS YOU VISIT THE STATE FARMERS MARKET (please check all that apply)

Answered: 126 Skipped: 0





## Q3 WHAT POTENTIAL NEW IMPROVEMENTS WOULD INTEREST YOU THE MOST AT THE STATE FARMERS MARKET?

Answered: 126 Skipped: 0

